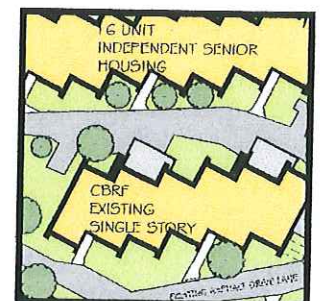
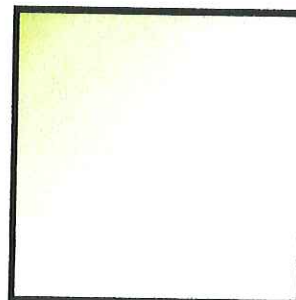
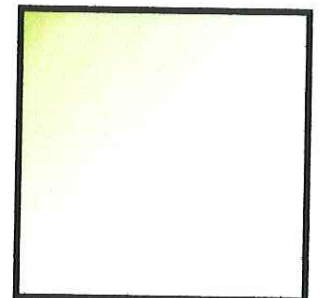
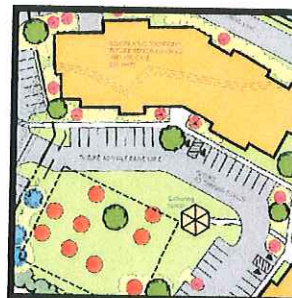
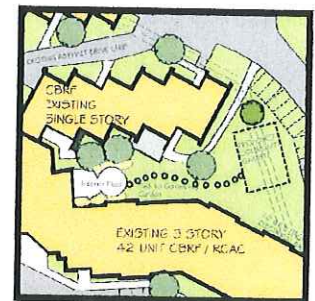


PLANNED DEVELOPMENT DISTRICT **AVALON SENIOR CAMPUS**

GENERAL DEVELOPMENT PLAN SPECIFIC IMPLEMENTATION PLAN

FEBRUARY 19th, 2007
REVISED, MARCH 6th, 2007



2875 FISH HATCHERY ROAD
FITCHBURG, WISCONSIN

AVALON SENIOR CAMPUS

PLANNED DEVELOPMENT DISTRICT

W/ General Implementation Plan and Specific Implementation Plan (PDD - GIP- SIP)

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Appendix C: Preliminary Storm Water Management Calculations

AVALON SENIOR CAMPUS

PLANNED DEVELOPMENT DISTRICT GENERAL IMPLEMENTATION PLAN (PDD - GIP)

1. INTRODUCTION

Avalon Senior Care is submitting an application for rezoning from the Residential – Low Density District (R-L) with a C.U.P for a 106-bed senior care facility to Planned Development District – General Implementation Plan (PDD-GIP). A CSM for a new land division is being submitted concurrent with the PUD-GIP.

In addition, Specific Implementation Plans (SIP's) are also being concurrently submitted for the existing structures, this will enable sale of the properties. No exterior changes are proposed for any of the existing structures.

The Planned Development District provides a regulatory framework to encourage improved environmental design by allowing flexibility in the development of land while ensuring compliance with the basic intent of the Zoning Ordinance and with the City land use plan. The Planned Development District has limited standards and specifications. Developers can propose uses or combination of uses and configurations of intensity and density of development. Through a process of Plan Commission review, public hearing and Common Council review and approval, accompanied by discussions with developers and, as appropriate, with other interested parties, an agreement is reached between the property owner and the City of Fitchburg. The details of this agreement constitute the force and effect as do standard zoning requirements.

2. PROJECT DESCRIPTION

Existing Conditions

The project is designed to create an integrated senior care campus on 10.5 acre site located at 2875 Fish Hatchery Road.

The property consists of five tax parcels, all of which are currently owned by Homeville Fitchburg LLC.

Development on the site currently consists of a Community Based Residential Facility (CBRF) and Residential Care Apartment Complex (RCAC) licensed for 106 beds. The beds are located in a 3-story 42-unit CBRF / RCAC structure and in three separate one-story CBRF structures, one of which is connected by an indoor passageway to the main 42-unit facility. In addition to the senior care units, there are approximately 9,000 square feet of office space in an office wing connected to the 42-unit building. The current office tenants are senior care related agencies.

A CBRF is defined by Wisconsin State Statutes, Section 50.01(1g): "Community Based Residential Facility means a place where 5 or more unrelated adults reside in care which care, treatment or services above the level of room and board but not including nursing care are provided to persons residing in the facility as a primary function of the facility".

A Residential Care Apartment Complex (RCAC) means "a place where five or more adults reside that consists of independent apartments, each of which has an individual lockable entrance and exit, a kitchen, including a stove, and individual bathroom, sleeping and living areas, and that

provides, to a person who resides in the place, not more than 28 hours per week of services that are supportive, personal and nursing services."

Independent Senior Housing is defined in the industry as housing for individuals 55 years or better.

Avalon Senior Care currently has 34 full-time and 12 part-time employees. The maximum number of employees on shift at any given time is 13.

The western frontage (Lot 1) along Fish Hatchery Road and approximately 4 acres on the eastern end of the property (Lot 3) are currently undeveloped. The eastern portion of the property has access from Index Road.

Proposed Development

Avalon Senior Care proposes to develop the site as an integrated senior campus.

The existing 42-unit building, connected office wing, and two of the CBRF buildings are proposed for sale to Ridgeline Management Company, a national organization based in Eugene, Oregon that specializes in the management and operation of assisted living, memory care (Alzheimer's care) and independent retirement communities.

The third existing CBRF building will be converted from a CBRF facility licensed for 32 beds to 16 independent senior housing units.

The frontage parcel along Fish Hatchery Road (Lot 1) is proposed for development as a commercial services / office building focusing on tenants that provide services to seniors or related health services. Examples could include professional offices (Podiatrist, Chiropractic, Physical Therapy).

The eastern parcel (Lot 3), which consists of roughly 4 acres is proposed for development for up to 120 senior housing and/or care units. It is unknown at this point what percentage of the senior units will be independent or care units. No construction on the east lot, proposed lot 3, can occur until Index Road is built and constructed to Post Road and Post Road is connected from Fish Hatchery east to the dead end Post Road in the city of Madison.

3. SITE PLANS AND LOCATION MAP

Site plans and location maps are shown on the attached plan sheets.

4. RATIONALE FOR PLANNED DEVELOPMENT DISTRICT ZONING

The applicant wishes to rezone the property from the R-L District to PDD. The rezoning and new CSM will offer a number of advantages to both the City and the applicant. These include:

1. The rezoning and subsequent completion of the campus construction will remedy a condition of deterioration at the site. Under prior ownership, the property was going through bankruptcy. Little investment had been made in physical improvements to the site. The rezoning will enable sale of the existing property to a nationally-known senior care organization, which will bring new investment and operational expertise to the property.
2. The current parcelization is very antiquated and has resulted in convoluted and irrational parcel boundaries that don't conform to the improvements on the site. The current

parcels do not conform to existing land division and zoning regulations. The PDD-GIP and concurrent CSM will rationalize the parcel boundaries and easements.

3. City staff has indicated that the PPD zoning is necessary because the existing buildings on the site would not have direct public street access with the proposed CSM. Full utilization and development of the frontage lot on Fish Hatchery Road and the eastern lot fronting on Index Road (extended) would not be feasible without PDD zoning.
4. The setbacks between existing buildings would not conform to the R-L District requirements.
5. The proposed new development on the site will be designed in conformance with the design guidelines contained in the Chapter 5 of the North Fish Hatchery Road Plan, which recommends setbacks and design features that typically require PDD or PUD-style zoning, rather than standard Euclidean zoning.

5. SOCIAL, ENVIRONMENTAL AND ECONOMIC IMPACTS

The proposed rezoning and redevelopment of the Avalon Senior Care property will have significant social, environmental and economic benefits to the community which include:

- Over the past 10 years the condition of the property has declined. The prior management had allowed the property to enter into bankruptcy proceedings. Aside from the construction of the 42-unit building in 1998, there has been very little investment in physical improvements to the site. The interior units are in need of renovation.
- The sale of the CBRF and RCAC care units to a nationally-recognized organization will stabilize the properties and result in enhance maintenance and reinvestment.
- The present owner intends to rehabilitate and retrofit the north 32-bed CBRF facility into 16 unit independent living units, which will meet a market demand for senior housing units in Fitchburg.
- The new development within the campus will consist of additional senior housing and care facilities. The development of senior and health care related commercial services in the portion of the property will help form a senior care cluster which is recommended in the *North Fish Hatchery Road Plan*.
- The addition of up to 120 new senior housing or care units will have very little impact on community facilities or services. The units or beds will not add students to the school district or put pressure on the community's park and recreation system. All of the recreational needs of the residents and patients in the facility will be met by on-site recreational facilities.
- The development is expected to have minimal environmental impacts. The soil conditions and topography of the site are suitable for development and the site has been identified as a future Retail / Commercial and Residential development site in the *North Fish Hatchery Road Plan*.
- Mature trees on portions of the Fish Hatchery Road frontage site will be removed, but the applicant intends to install new replacement canopy trees. Existing vegetation along the south and north property lines will be preserved. The portion of the site occupied by the existing apple orchard will be protected through a deed restriction on the eastern development parcel.

- The development will meet all of the stormwater management and erosion control requirements of the City.
- Over 35 percent of the overall site will be maintained in an open and pervious condition.

6. GENERAL DEVELOPMENT PLAN

The attached plan sheets include the following:

- Sheet Number:

- 2.1 General Development Plan
- 2.2 Conceptual Landscape and Open Space Plan
- 2.3 Current Conditions Plan
- 2.4 Parcel Map
- 2.5a Certified Survey Map (overall)
- 2.5b Certified Survey Map Detail
- 2.5c Certified Survey Map Detail
- 2.6 Condominium Map
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- 2.11 Proposed Drainage Plan
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(a) Public and private roads, driveways and parking facilities

The property has approximately 280 feet of frontage on Fish Hatchery Road and 440 feet of frontage on Index Road (extended).

The eastern parcel (Lot 3) will not be developed until Index Road has been extended and utilities are installed within the street right-of-way. (No construction on the east lot, proposed lot 3, can occur until Index Road is built and constructed to Post Road and Post Road is connected from Fish Hatchery east to the dead end Post Road in the city of Madison).

The interior lots occupied by the existing senior care facilities (Lot 2, Units A & B) will be served by a private road extending in a generally east-west direction through the site. The access to the road will be provided by easements. The pavement width of the private road will be 24 feet.

The applicant has provided a parking capacity study indicating that up to 124 parking stalls could be provided for the existing facilities. Because very few of the CBRF and RCAC residents drive, the demand for parking stalls is primarily to serve employees and residents. The maximum employment on site at the peak shift is 13 employees. Accepted parking standards for CBRF/RCAC occupancy is 1 stall per 6 beds, plus 1 stall for each employee, plus 1 stall for each visiting physician. This totals 30 stalls for the remaining 74 beds in the CBRF/RCAC (minus the proposed 16 unit independent senior units on Lot 2A).

The 9,000 square foot of existing office space would potentially require 30 stalls, based on 1 parking stall per 300 SF of building area.

The 16 units of proposed senior independent living units converted from the 32-bed CBRF facility, (Lot 2, Unit A) are projected to require up 24 parking stalls, based on 1.5 parking stalls per senior unit.

Parking in the proposed senior housing and care unit on the eastern parcel (Lot 3) will be a combination of surface and underground parking. The parking for this facility will be reviewed at the time of a Specific Implementation Plan is submitted for this parcel; although it is acknowledged that a min of 1 stall per unit will be provided underground.

It is unknown at this point if the parking on the commercial / office parcel (Lot 1) on Fish Hatchery Road will be surface, underground, or a combination of the two. The parking for this facility will be reviewed at the time of a Specific Implementation Plan is submitted for this parcel. The site plans show a parking layout based on a full 2 storey building with surface parking only.

Refer to the Land Use Table for Parking information.

(b) Land uses and size, arrangement and location of lots and proposed buildings or groups of buildings.

The land uses will include a combination of senior care and senior independent living and senior and health care related commercial services.

The existing group of senior care facilities will remain unchanged, except for interior improvements. The CBRF and RCAC units (Parcel B) will have new management provided by Ridgelines Management Company.

The existing north CBRF building (Lot 2, Unit A) will be converted to 16 units of senior independent housing.

The new commercial development on Lot 1 is expected to be in one building with minimum of 2 full stories or 3 stories with a footprint of roughly 7,000 square feet (the third story, if used will be stepped back from the front exposure to Fish Hatchery road).

The new senior housing and/or senior care facility with up to 120 units on Lot 3 will be a 2 to 3 story building with underground parking, and it is acknowledged that a min of 1 stall per unit will be provided underground. It is recognized that 120 units, maximum represents a high density, however, due to the relative low impact of this unique segment of the population, we feel the property can support the anticipated demand with limited stress on City services.

(c) The types, size and location of structures.

The existing CBRF and RCAC buildings are masonry and stucco. The CBRF buildings are all one-story. The 42-unit combined RCAC and CBRF building is 3 stories. The existing office wing is one story with lease-able lower-level office space. No exterior changes are proposed for any of the existing structures on Lot 2.

The proposed new buildings on Lot 1 and Lot 3 have not been designed. However, they will comply with the Chapter 5 Design Guidelines of the North Fitchburg Road Plan, which are included in this application by reference. Illustrative building footprints are shown on the General Development Plan.

(d) A general utility plan.

The existing development on Lot 2 is currently served by municipal water and sanitary sewer service. No change is proposed in the service to these properties.

The attached Utility Plan shows the proposed connections for new development on Lot 1 and Lot 3, which will be from utility lines in the adjoining public street rights-of-way.

(e) Recreational and Open Space Areas

The CBRF and RCAC facilities generate little demand for outdoor recreation facilities and open space. However there are three areas proposed for passive recreation:

- a. Interior Plaza: An interior landscaped plaza is currently in place between the 42-unit building and the adjoining CBRF structure. The plaza is a visual amenity and is accessible from several interior community spaces.
- b. Community Garden: A new community garden is proposed near the senior housing units (Lot 2)
- c. Apple Orchard: The existing apple orchard roughly one-acre in size will be deed restricted and protected. The apple orchard is part of Lot 3.

(f) General landscape treatment plan.

The General Landscape Plan is shown on the attached plan sheet. The landscape plan includes the following features:

- a. Preservation of existing mature vegetation along the north and south property lines
- b. Preservation of the apple orchard through deed restriction
- c. Replacement of removed trees on Lot 1 with new canopy tree plantings.
- d. Development of a community garden for the independent senior units
- e. Landscape improvement to the interior plaza.
- f. Maintenance of the stormwater management basin in the northeast corner of the property.

(g) Statistical data

The following are the proposed density / intensity standards, land use analysis, and dwelling unit analysis for the development

See following page for land use data:

LAND USE TABLE

Avalon Senior Campus

Lot #		Lot 1	Lot 2	Unit A	Unit B	Lot 3	Outlot 1	Total Lots
Lot Area		60,259 sf; 1.88 Acres		69,359 sf; 1.59 Acres	155,882 sf; 3.58 Acres	124,367 sf; 2.85 Acres	39,253 sf; 0.90 Acres	483,564 sf; 10.62 Acres
Max Allowable Impervious Area 65%		37,811 sf		45,083 sf	101,323 sf	80,839 sf		301,317 sf
Min Open Space 35%		22,448 sf		24,276 sf	54,538 sf	43,528 sf		162,247 sf
Actual Impervious/Actual Open Space		-		142,331 sf (63%);	82,910 sf (37%)	-		
Use	Existing Proposed	Parking Commercial Future	CBRF Independent Senior Housing Existing/ Future Conversion	CBRF/RCAC/Offices Existing to Remain	Undeveloped Independent Senior Housing Future	Undeveloped Stormwater Mngmnt Develops with other lots		
Development Phase								
Max Footprint Area		7,350 sf				approx. 20,000 sf		
Max Building Area (1)		14,700 sf		18,513 sf	88,275 sf	80,000 sf (4 levels)		
Floor Area Ratio		0.24-.34		0.28	0.57	1.24		
Number of Storeys		2 to 3 (1)		1	1 Offices, 3 CBRF	3 w/ underground parking		
Living Units	Existing Proposed			32 bed CBRF 16 unit Ind. Senior Housing 10.6 units/acre	74 CBRF/RCAC 74 CBRF/RCAC 20.8 beds/acre	120 unit Ind. Senior Housing 42.1 units/acre		
Density (units / acre)								
Parking	Existing Required Proposed "Banked"	46 surface 49 1:300 (3) 46 (3) 0 needs 3 stalls from 2A		0 24 1.5/unit; 32 2/unit 42 Surface 0	45 Surface 60 (2) 45 + 27new = 72 surface 17	0 180 1.5/unit 56 Surface; 120 Underground 0; needs 4 stalls from Lot 2B	0	
Setbacks:								
Front Setback		15'		15'	15'	15'	NA	
Sideward Setback		15'		15'	15'	15'	NA	
Rearyard Setback		10'		10'	10'	10'	NA	

Notes:

- (1) Note. Max building area and number of storeys (to 3) for Lot 1 can increase with underground parking
 (2) CBRF/RCAC parking = 1 stall/6 beds + 1 stall/employee + 1 stall/visiting physician; office 1 stall/300 sf
 74 beds = 13 stalls + 13 employees + 4 Physicians + (9,000/300) = 13+13+4+30=60 stalls

Organizational Structure

The property will be owned by either three or four ownership entities:

Parcel A – Unknown

Parcel B – Ridgeline Management Company

Parcel C - Avalon Senior Care (Letter of Intent to sell to Ridgeline Management Company)

Parcel D – Unknown

The stormwater management area (Outlot 1) will be co-owned by the owners of Parcel B and C and will be managed under a shared use agreement.

AVALON SENIOR CAMPUS

PLANNED DEVELOPMENT DISTRICT SPECIFIC IMPLEMENTATION PLAN (PDD - SIP)

1. INTRODUCTION

Avalon Senior Care is submitting an application for rezoning from the Residential – Low Density District (R-L) with a C.U.P for a 106-bed senior care facility to Planned Development District – General Implementation Plan (PDD-GIP) for the entire Homeville Fitchburg LLC (Avalon Senior Care) property at 2875 Fish Hatchery Road

A Specific Implementation Plans (SIP's) and Certified Survey Map (CSM) is concurrently submitted for the existing structures. Approval of the PDD-SIP and CSM will enable sale of the properties.

No exterior changes or site improvements are proposed for any of the existing structures subject to this SIP.

The rezoning to PDD-GIP and PDD-SIP rezoning has been requested by City staff, since the proposed parcels with the existing buildings will be served by a private road and will not have direct access on a public street.

2. PROJECT DESCRIPTION

Existing Conditions

The portion of the property subject to the proposed SIP consists of an existing Community Based Residential Facility (CBRF) and Residential Care Apartment Complex (RCAC) licensed for 106 beds. The beds are located in a 3-story 42-unit CBRF / RCAC structure and in three separate one-story CBRF structures, one of which is connected by an indoor passageway to the main 42-unit facility. In addition to the senior care units, there are approximately 9,000 square feet of office space in an office wing connected to the 42-unit building. The current office tenants are senior care related agencies.

Avalon Senior Car, which operates the existing facilities, currently has 34 full-time and 12 part-time employees. The maximum number of employees on shift at any given time is 13.

Proposed Development

The existing 42-unit building, connected office wing, and two of the CBRF buildings are proposed for sale to Ridgeline Management Company, a national organization based in Eugene, Oregon that specializes in the management and operation of assisted living, memory care (Alzheimer's care) and independent retirement communities.

The third existing CBRF building will be converted from a CBRF facility licensed for 32 beds to 16 independent senior housing units. Ridgeline management Company has submitted a Letter of Intent to purchase this portion of the property in the future.

See following page for land use chart.

LAND USE TABLE									
Avalon Senior Campus									
Lot #	Lot 1		Lot 2		Lot 3		Outlot 1		Total Lots
Lot Area	60,259 sf; 1.88 Acres		Unit A 69,359 sf; 1.59 Acres		Unit B 155,882 sf; 3.58 Acres		124,367 sf; 2.85 Acres		463,564 sf; 10.62 Acres
Max Allowable Impervious Area 65%	37,811 sf		45,083 sf		101,323 sf		80,839 sf		301,317 sf
Min Open Space 35%	22,448 sf		24,276 sf		54,538 sf		43,528 sf		162,247 sf
Actual Impervious/Actual Open Space			142,331 sf (63%)		82,910 sf (37%)				
Use	Existing	Parking	CBRF	CBRF/RCAC/Offices	CBRF/RCAC/Offices	Undeveloped	Undeveloped	Undeveloped	
Development Phase	Proposed	Commercial	Independent Senior Housing	CBRF/RCAC/Offices	CBRF/RCAC/Offices	Independent Senior Housing	Stormwater Mngmnt	Stormwater Mngmnt	
	Future	Future	Existing/ Future Conversion	Existing to Remain	Existing to Remain	Future	Develops with other lots	Develops with other lots	
Max Footprint Area	7,350 sf						approx. 20,000 sf		
Max Building Area (1)	14,700 sf		18,513 sf		88,275 sf		80,060 sf (4 levels)		
Floor Area Ratio	0.24-34		0.28		0.57		1.24		
Number of Storeys	2 to 3 (1)		1		1 Offices, 3 CBRF		3 w/ underground parking		
Living Units	Existing		32 bed CBRF	74 CBRF/RCAC	74 CBRF/RCAC				
	Proposed		16 unit Ind. Senior Housing	16 unit Ind. Senior Housing	120 unit Ind. Senior Housing				
Density (units / acre)			10.6 units/acre	20.8 beds/acre	42.1 units/acre				
Parking	Existing	46 surface	0	45 Surface	0		0		
	Required	49 1:300 (3)	24 1.5/unit; 32 2/unit	60 (2)	180 1.5/unit				
	Proposed	46 (3)	42 Surface	45 + 27new = 72 surface	56 Surface; 120 Underground				
	"Banked"	0 needs 3 stalls from 2A	0	17	0; needs 4 stalls from Lot 2B				
Setbacks:									
Front Setback		15'	15'	15'	15'		NA		
Sideway Setback		15'	15'	15'	15'		NA		
Rearyard Setback		10'	10'	10'	10'		NA		

Notes:

(1) Note. Max building area and number of storeys (to 3) for Lot 1 can increase with underground parking

(2) CBRF/RCAC parking = 1 stall/6 beds + 1 stall/employee + 1 stall/visiting physician; office 1 stall/300 sf

74 beds = 13 stalls + 13 employees + 4 Physicians + (9,000/300) = 13+13+4+30=60 stalls

AVALON SENIOR CAMPUS
PLANNED DEVELOPMENT DISTRICT
GENERAL IMPLEMENTATION PLAN (PDD - GIP)

Appendix A: Contacts

Property Owner:

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AVALON SENIOR CAMPUS

PLANNED DEVELOPMENT DISTRICT GENERAL IMPLEMENTATION PLAN (PDD - GIP)

Appendix B: Maps

- 2.1 General Development Plan**
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AVALON SENIOR CAMPUS

PLANNED DEVELOPMENT DISTRICT
GENERAL IMPLEMENTATION PLAN (PDD - GIP)

Appendix C: Preliminary Storm Water Management Calculations

**PRELIMINARY
STORM WATER MANAGEMENT
CALCULATIONS**

**AVALON SENIOR CAMPUS
CITY OF FITCHBURG, WISCONSIN**

February 16, 2007

PREPARED FOR:

Bill Clemens
106 East Doty Street
Madison, WI 53703

PREPARED BY:

Quam Engineering, LLC
4893 Larson Beach Road
McFarland, WI 53558

BI-02-07

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- D. Pond Efficiency Calculations
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INTRODUCTION

The proposed development is located at 2875 Fish Hatchery Road in the City of Fitchburg, Dane County. The site is part of the NE ¼ of the NE ¼ of Section 3, T6N, and R9E, as shown on the Location Map included as Exhibit # 1. The existing site consists of a senior living campus as shown on the Current Conditions Plan included as Exhibit #2. The proposed development will include adding a commercial development with parking along Fish Hatchery Road and an additional senior living building with parking in the southeast corner of the parcel.

The soils in this area consist of Elburn, McHenry, Plano and Ringwood soils, which are classified in Hydrologic Soil Group "B", as shown in Appendix E.

The intent of this report is to provide details on how the stormwater will be collected and managed so that it leaves the proposed development in accordance with the City of Fitchburg stormwater management standards.

STANDARDS

The stormwater management system for the proposed development will meet the following performance standards as defined in the Wisconsin Administrative Code NR 151 and Chapter 27 of the City of Fitchburg Standards:

Sediment Control

The proposed construction shall include design practices to retain soil particles greater than five microns (80% reduction) on the entire site resulting from the one-year 24-hour storm event.

Oil and Grease Control

The first ½" runoff shall be treated using oil and grease removal technology.

Runoff Rate Control

All stormwater facilities shall be designed, installed and maintained to effectively maintain pre-development peak runoff rates for the 2, 10 and 100 year, 24-hour storm event. The Dane County rainfall values for all storm events are as follows:

Storm Event (Year)	Rainfall Intensity (in/hr)
2	2.9
10	4.2
100	6.0

Outlets

Discharges from the development must have a stable outlet capable of carrying designed flow at a non-erosive velocity.

Infiltration

For nonresidential development, including commercial, industrial and institutional development, design practices to infiltrate sufficient runoff volume so that post-development infiltration volume shall be at least 60% of the pre-development infiltration volume, based on average annual rainfall. When designing appropriate infiltration systems, no more than two percent (2%) of the site is required to be used as effective infiltration area if the infiltration system has been designed to the maximum extent practicable.

Thermal Control

The stormwater management plan shall include provisions and practices to reduce the temperature of runoff for sites located within the watershed of a river or stream identified by the Wisconsin DNR as a cold water community.

STORMWATER MANAGEMENT MEASURES

Exhibit #5 is the Preliminary Stormwater Management Plan. The plan shows the stormwater management measures required to meet the standards listed on page 2 of this report. The standards will be met as follows:

Sediment Control

The detention pond will retain soil particles greater than five microns (80% reduction) on the entire site resulting from the one-year 24-hour storm event. The Pond Settling Efficiency Calculations are included in Appendix D.

Oil and Grease Control

Oil and grease runoff will be treated by the bio-retention devices.

Runoff Rate Control

The proposed detention pond will effectively maintain pre-development peak runoff rates for the 2, 10 and 100 year, 24-hour storm event. The results of the stormwater modeling are included on page 4 of this report.

Outlets

Riprap will be installed at all discharge points to minimize velocities and erosion associated with stormwater runoff.

Infiltration

The proposed non-residential development is required to meet Dane County and Wisconsin DNR NR151 standards requiring infiltration of 60% of the pre-development infiltration volume. The infiltration standard will be met using bio-retention devices located in the areas shown on Exhibit #5.

Thermal Control

Thermal Control is not applicable for the proposed development. The proposed development is not located within the watershed of a river or stream identified by the Wisconsin DNR as a cold water community.

RESULTS

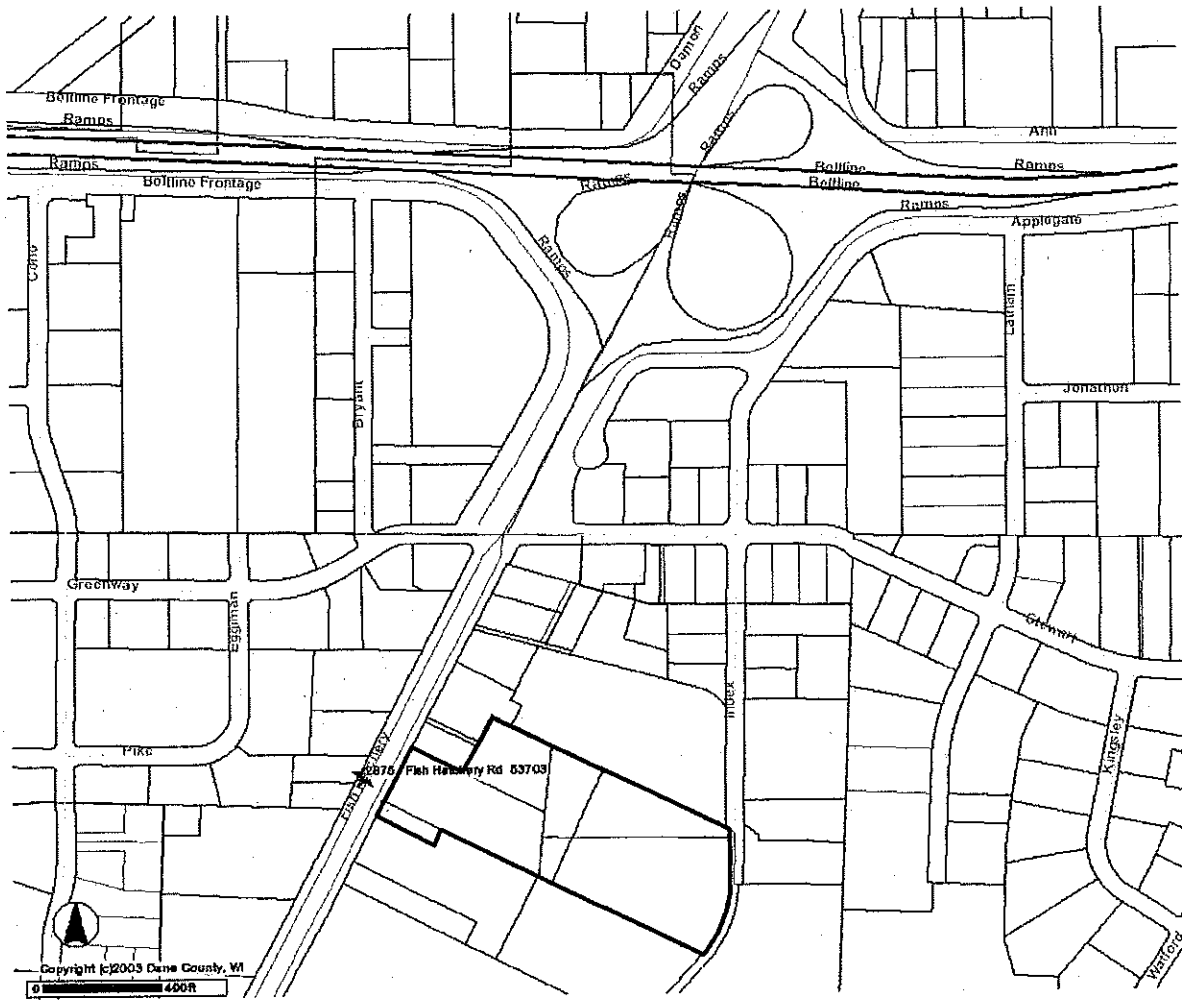
The following table summarizes the peak flow rates leaving the existing site with meadow land use, the proposed site without the pond and the proposed site with the pond for the various storm events. It also indicates the ratio of the proposed peak flow rate with the pond compared to the existing peak flow rate.

Storm Event (Year)	Existing Flow Rate (cfs)	Proposed Flow Rate Without Pond (cfs)	Proposed Flow Rate With Pond (cfs)	Proposed Versus Existing Flow Rate
2	1.42	20.85	0.74	0.52
10	8.33	38.70	4.61	0.55
100	23.87	66.91	19.03	0.80

CONCLUSIONS

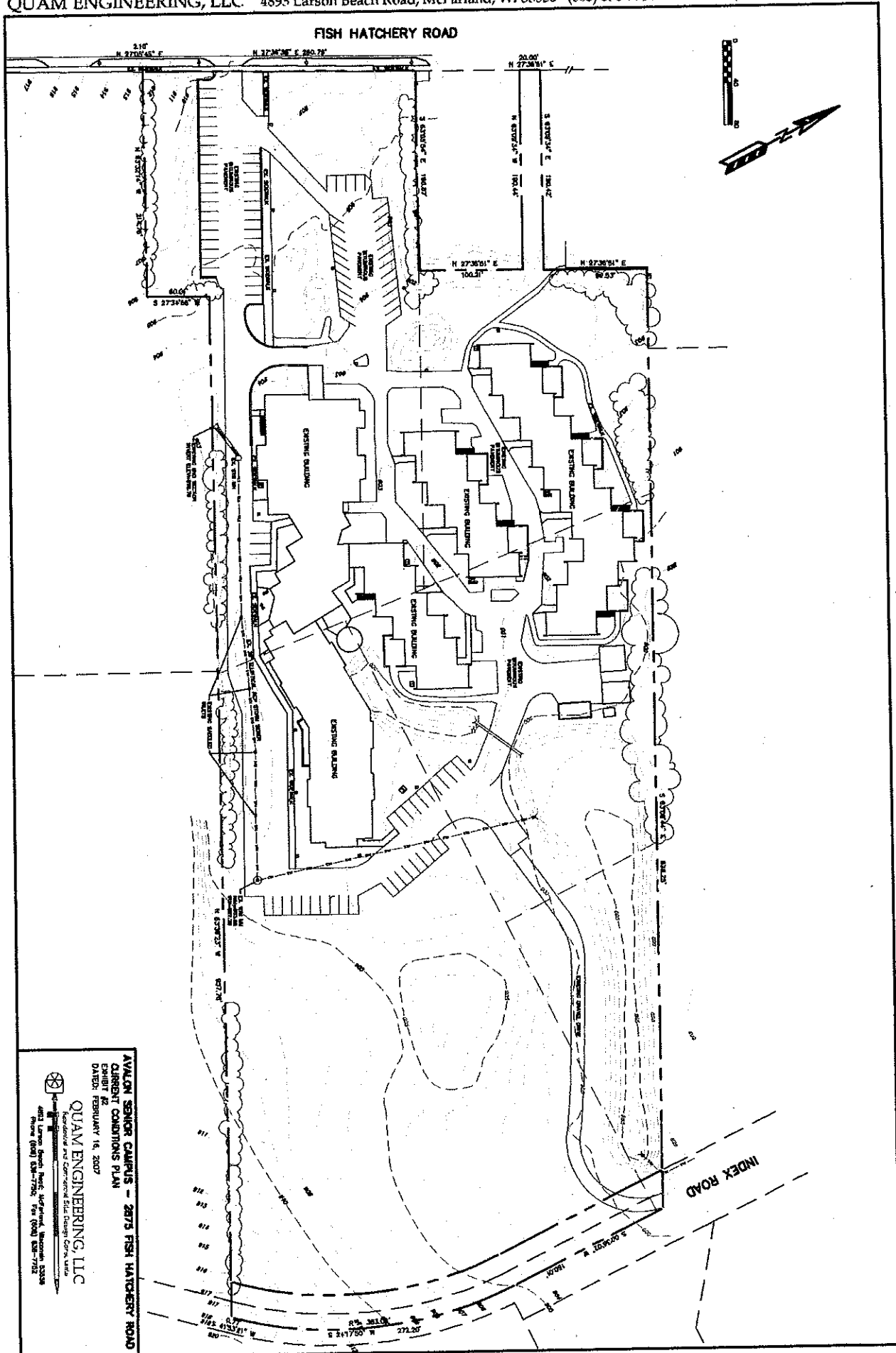
As the results indicate, the storm water management measures for the proposed development meet the City of Fitchburg and Wisconsin Department of Natural Resources standards. The proposed detention pond will effectively maintain pre-development peak runoff rates for the 2, 10 and 100 year, 24-hour storm events. The Sediment Control Infiltration, Oil and Grease Control, Outlets and Thermal Control standards are achieved.

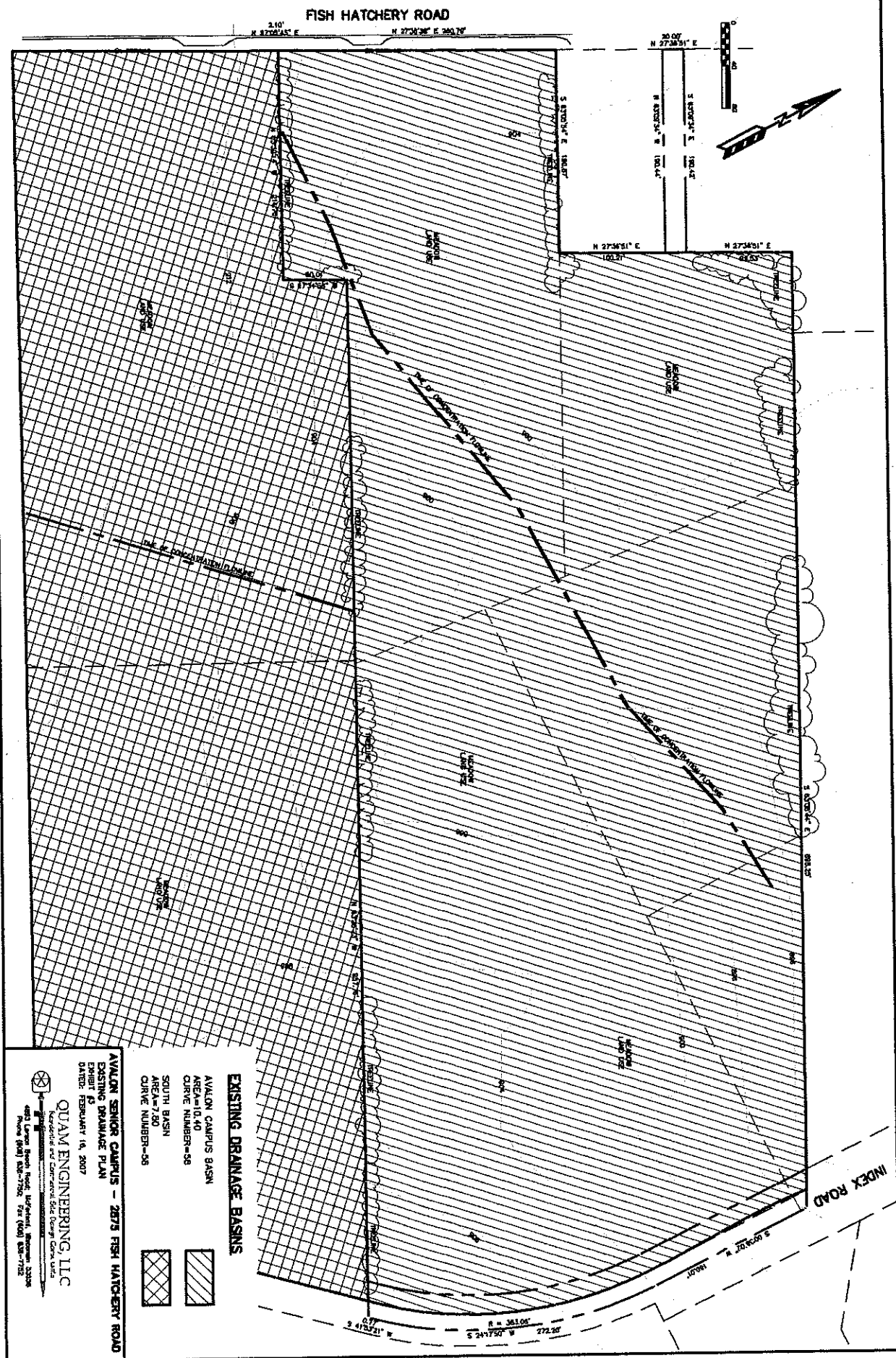
EXHIBITS

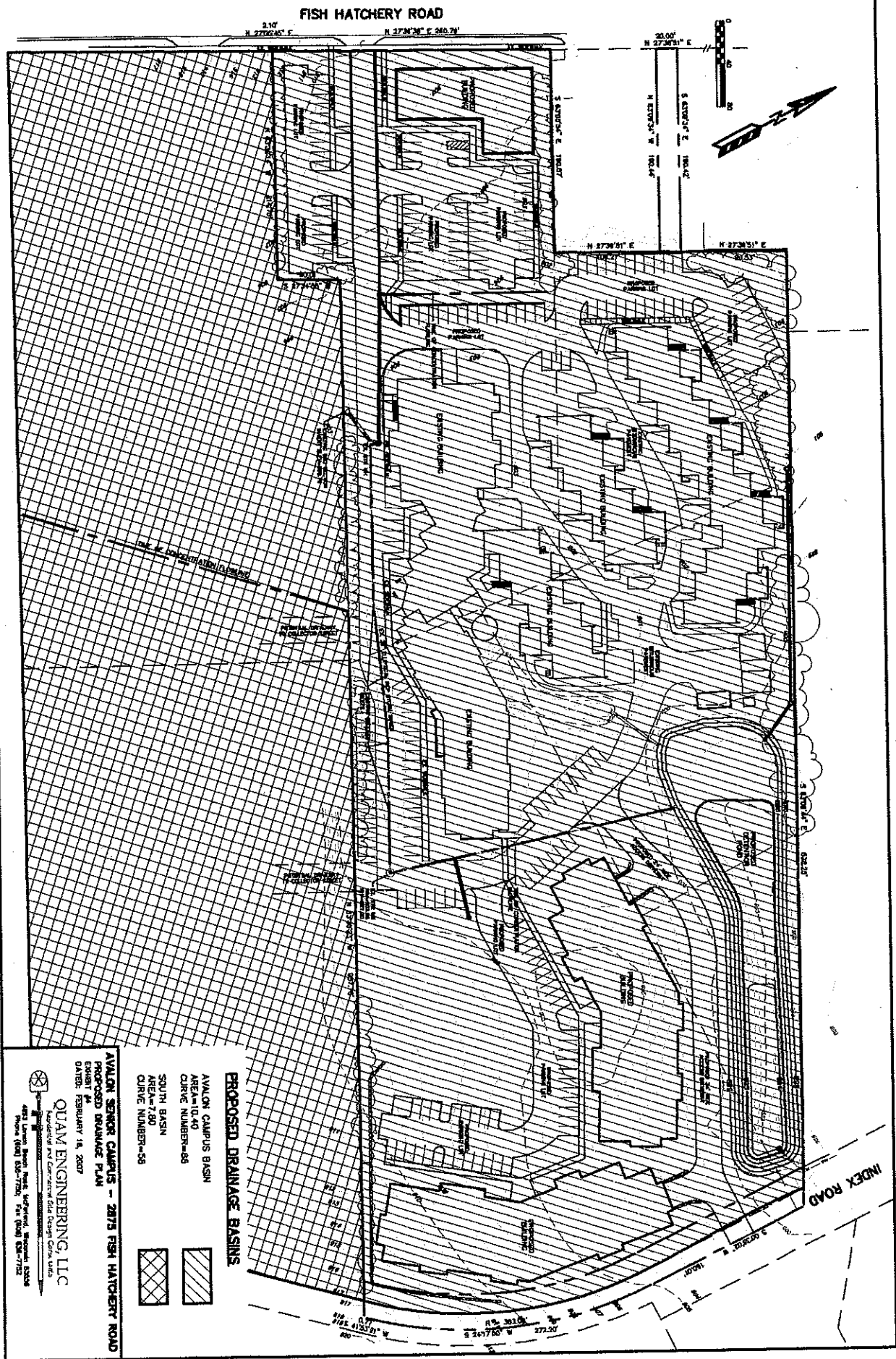


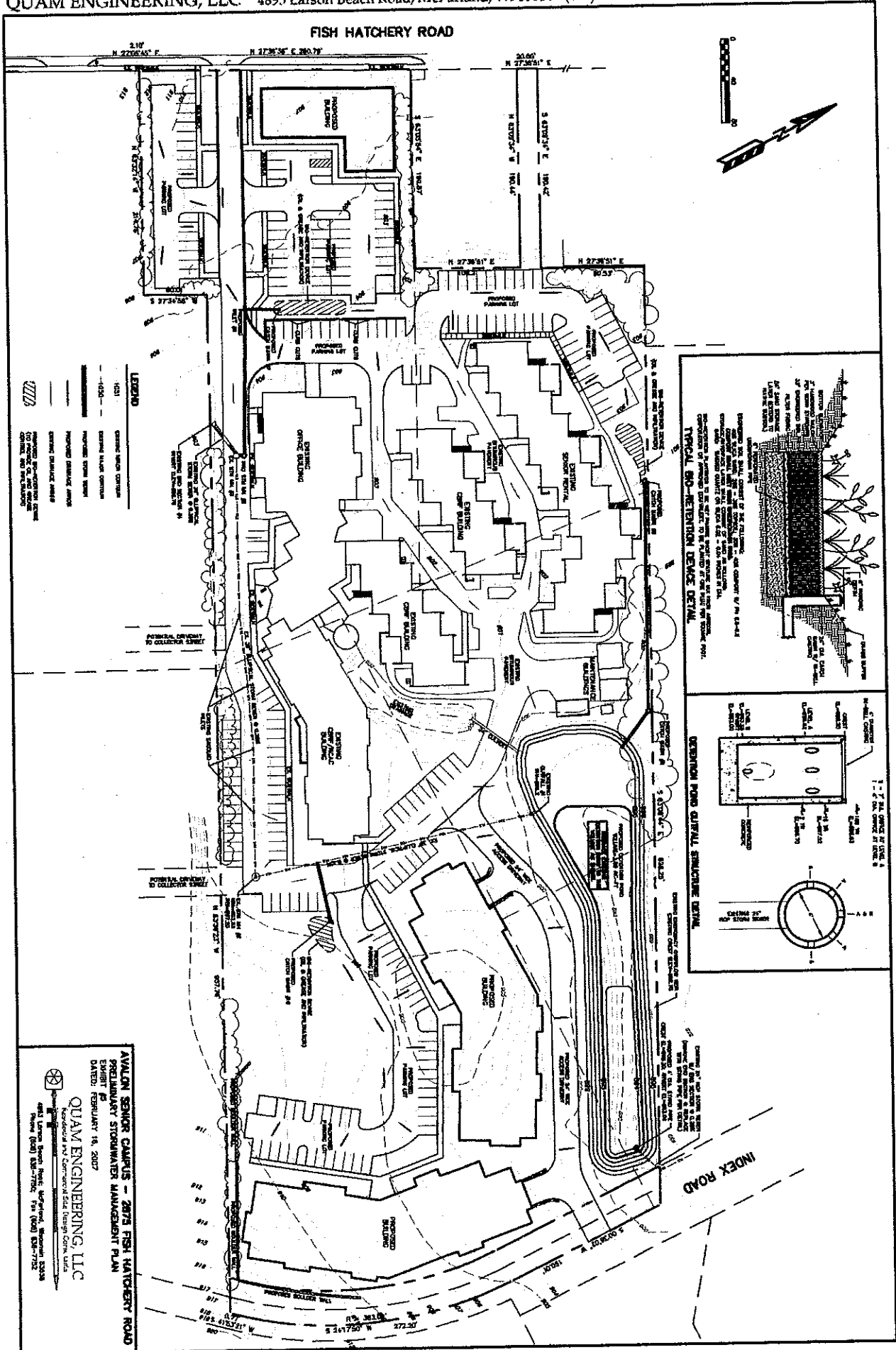
LOCATION MAP

EXHIBIT #1









APPENDIX A

PRE-CONSTRUCTION HYDROGRAPHS

UNIT HYDROGRAPH REPORT

Hydrograph Number:1

Name: Existing - Avalon Campus

Type: SCS Curvilinear

[UNIT HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	19.05 (cfs)
Time to Peak (Tp)	=	24.77 (min)
Time of Base (Tb)	=	123.87 (min)
Volume	=	0.87 (ac-ft)
Shape Factor	=	484.00
Time Step	=	2.00 (min)
Excess Rain	=	1.00 (in)
Storm Duration	=	4.94 (min)
Lag Time	=	22.30 (min)

[BASIN INFORMATION]

[WEIGHTED WATERSHED AREA]

Description	Area	CN
Meadow	10.40	58
Overall Approximation	10.40	58

[TIME CONCENTRATION -- TR-55]

SHEET FLOW		
Manning's Roughness Coef. (n)	=	0.15
2-yr 24-hr Rainfall (R)	=	2.90 (in)
Flow Length (L)	=	300.00 (ft)
Land Slope (S)	=	0.03 (ft/ft)
Travel Time of Sheet Flow	=	20.21 (min)

SHALLOW FLOW		
K Coefficient (K)	=	0.50
Flow Length (L)	=	500.00 (ft)
Watercourse Slope (S)	=	0.01 (ft/ft)
Travel Time of Shallow Flow	=	16.67 (min)
Velocity (V)	=	0.50 (ft/s)

CHANNEL FLOW		
Hydraulic Radius (R)	=	1.00 (ft)
Manning's Roughness Coef. (n)	=	0.05
Flow Length (L)	=	50.00 (ft)
Channel Slope (S)	=	0.01 (ft/ft)
Travel Time of Channel Flow	=	0.28 (min)
Channel Velocity (V)	=	2.98 (ft/s)

[TIME OF CONCENTRATION]

Time of Concentration (Tc)	=	37.16 (min)
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Preliminary Storm Calculations

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UNIT HYDROGRAPH REPORT

Hydrograph Number:2

Name: Existing - South

Type: SCS Curvilinear

[UNIT HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	28.26 (cfs)
Time to Peak (Tp)	=	12.52 (min)
Time of Base (Tb)	=	62.62 (min)
Volume	=	0.65 (ac-ft)
Shape Factor	=	484.00
Time Step	=	2.00 (min)
Excess Rain	=	1.00 (in)
Storm Duration	=	2.50 (min)
Lag Time	=	11.27 (min)

[BASIN INFORMATION]

[WEIGHTED WATERSHED AREA]

Description	Area	CN
Meadow	7.80	58
Overall Approximation	7.80	58

[TIME CONCENTRATION -- TR-55]

SHEET FLOW	
Manning's Roughness Coef. (n)	= 0.15
2-yr 24-hr Rainfall (R)	= 2.90 (in)
Flow Length (L)	= 300.00 (ft)
Land Slope (S)	= 0.04 (ft/ft)
Travel Time of Sheet Flow	= 18.78 (min)

SHALLOW FLOW	
K Coefficient (K)	= 0.25
Flow Length (L)	= 0.00 (ft)
Watercourse Slope (S)	= 0.00 (ft/ft)
Travel Time of Shallow Flow	= 0.00 (min)
Velocity (V)	= 0.08 (ft/s)

CHANNEL FLOW	
Hydraulic Radius (R)	= 0.00 (ft)
Manning's Roughness Coef. (n)	= 0.01
Flow Length (L)	= 0.00 (ft)
Channel Slope (S)	= 0.00 (ft/ft)
Travel Time of Channel Flow	= 0.00 (min)
Channel Velocity (V)	= 0.04 (ft/s)

[TIME OF CONCENTRATION]

Time of Concentration (Tc)	= 18.79 (min)
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Preliminary Storm Calculations

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FLOOD HYDROGRAPH REPORT

Hydrograph Number: 1
 Name: 1 Yr - Existing - Avalon Campus
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	0.27 (cfs)
Time to Peak (Tp)	=	756.00 (min)
Time of Base (Tb)	=	1562.06 (min)
Volume	=	0.11 (ac-ft)

Hydrograph Number: 2
 Name: 2 Yr - Existing - Avalon Campus
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	0.80 (cfs)
Time to Peak (Tp)	=	746.00 (min)
Time of Base (Tb)	=	1562.06 (min)
Volume	=	0.21 (ac-ft)

Hydrograph Number: 3
 Name: 10 Yr - Existing - Avalon Campus
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	4.37 (cfs)
Time to Peak (Tp)	=	740.00 (min)
Time of Base (Tb)	=	1562.06 (min)
Volume	=	0.65 (ac-ft)

Hydrograph Number: 4
 Name: 100 Yr - Existing - Avalon Campus
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	12.31 (cfs)
Time to Peak (Tp)	=	738.00 (min)
Time of Base (Tb)	=	1562.06 (min)
Volume	=	1.52 (ac-ft)

Hydrograph Number: 5
 Name: 1 Yr - Existing - South
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	0.24 (cfs)
Time to Peak (Tp)	=	734.00 (min)
Time of Base (Tb)	=	1501.70 (min)
Volume	=	0.08 (ac-ft)

Hydrograph Number: 6
 Name: 2 Yr - Existing - South
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	0.89 (cfs)
Time to Peak (Tp)	=	730.00 (min)
Time of Base (Tb)	=	1501.70 (min)
Volume	=	0.15 (ac-ft)

Preliminary Storm Calculations

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FLOOD HYDROGRAPH REPORT

Hydrograph Number: 7
 Name: 10 Yr - Existing - South
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	5.30 (cfs)
Time to Peak (Tp)	=	726.00 (min)
Time of Base (Tb)	=	1501.70 (min)
Volume	=	0.49 (ac-ft)

Hydrograph Number: 8
 Name: 100 Yr - Existing - South
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	14.59 (cfs)
Time to Peak (Tp)	=	726.00 (min)
Time of Base (Tb)	=	1501.70 (min)
Volume	=	1.14 (ac-ft)

Hydrograph Number: 9
 Name: 1 Yr - Existing - Total
 Type: Combined

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	0.49 (cfs)
Time to Peak (Tp)	=	750.00 (min)
Time of Base (Tb)	=	1498.00 (min)
Volume	=	0.20 (ac-ft)

Hydrograph Number: 10
 Name: 2 Yr - Existing - Total
 Type: Combined

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	1.42 (cfs)
Time to Peak (Tp)	=	734.00 (min)
Time of Base (Tb)	=	1504.00 (min)
Volume	=	0.36 (ac-ft)

Hydrograph Number: 11
 Name: 10 Yr - Existing - Total
 Type: Combined

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	8.33 (cfs)
Time to Peak (Tp)	=	730.00 (min)
Time of Base (Tb)	=	1516.00 (min)
Volume	=	1.15 (ac-ft)

Hydrograph Number: 12
 Name: 100 Yr - Existing - Total
 Type: Combined

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	23.87 (cfs)
Time to Peak (Tp)	=	728.00 (min)
Time of Base (Tb)	=	1526.00 (min)
Volume	=	2.66 (ac-ft)

Preliminary Storm Calculations

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APPENDIX B

POST-CONSTRUCTION HYDROGRAPHS

UNIT HYDROGRAPH REPORT

Hydrograph Number:1

Name: Proposed Development

Type: SCS Curvilinear

[UNIT HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	36.13 (cfs)
Time to Peak (Tp)	=	13.06 (min)
Time of Base (Tb)	=	65.30 (min)
Volume	=	0.87 (ac-ft)
Shape Factor	=	484.00
Time Step	=	2.00 (min)
Excess Rain	=	1.00 (in)
Storm Duration	=	2.61 (min)
Lag Time	=	11.75 (min)

[BASIN INFORMATION]

[WEIGHTED WATERSHED AREA]

Description	Area	CN
Impervious	6.03	98
Lawn - HSG C	4.37	74
Overall Approximation	10.40	88

[TIME CONCENTRATION -- TR-55]

SHEET FLOW

Manning's Roughness Coef. (n)	=	0.15
2-yr 24-hr Rainfall (R)	=	2.90 (in)
Flow Length (L)	=	125.00 (ft)
Land Slope (S)	=	0.01 (ft/ft)
Travel Time of Sheet Flow	=	16.23 (min)

SHALLOW FLOW

K Coefficient (K)	=	0.25
Flow Length (L)	=	0.00 (ft)
Watercourse Slope (S)	=	0.00 (ft/ft)
Travel Time of Shallow Flow	=	0.00 (min)
Velocity (V)	=	0.08 (ft/s)

CHANNEL FLOW

Hydraulic Radius (R)	=	0.50 (ft)
Manning's Roughness Coef. (n)	=	0.01
Flow Length (L)	=	860.00 (ft)
Channel Slope (S)	=	0.00 (ft/ft)
Travel Time of Channel Flow	=	3.36 (min)
Channel Velocity (V)	=	4.27 (ft/s)

[TIME OF CONCENTRATION]

Time of Concentration (Tc)	=	19.59 (min)
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Preliminary Storm Calculations

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UNIT HYDROGRAPH REPORT

Hydrograph Number:2

Name: Existing - South

Type: SCS Curvilinear

[UNIT HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	28.26 (cfs)
Time to Peak (Tp)	=	12.52 (min)
Time of Base (Tb)	=	62.62 (min)
Volume	=	0.65 (ac-ft)
Shape Factor	=	484.00
Time Step	=	2.00 (min)
Excess Rain	=	1.00 (in)
Storm Duration	=	2.50 (min)
Lag Time	=	11.27 (min)

[BASIN INFORMATION]

[WEIGHTED WATERSHED AREA]

Description	Area	CN
Meadow	7.80	58
Overall Approximation	7.80	58

[TIME CONCENTRATION -- TR-55]

SHEET FLOW	
Manning's Roughness Coef. (n)	= 0.15
2-yr 24-hr Rainfall (R)	= 2.90 (in)
Flow Length (L)	= 300.00 (ft)
Land Slope (S)	= 0.04 (ft/ft)
Travel Time of Sheet Flow	= 18.78 (min)

SHALLOW FLOW	
K Coefficient (K)	= 0.25
Flow Length (L)	= 0.00 (ft)
Watercourse Slope (S)	= 0.00 (ft/ft)
Travel Time of Shallow Flow	= 0.00 (min)
Velocity (V)	= 0.08 (ft/s)

CHANNEL FLOW	
Hydraulic Radius (R)	= 0.00 (ft)
Manning's Roughness Coef. (n)	= 0.01
Flow Length (L)	= 0.00 (ft)
Channel Slope (S)	= 0.00 (ft/ft)
Travel Time of Channel Flow	= 0.00 (min)
Channel Velocity (V)	= 0.04 (ft/s)

[TIME OF CONCENTRATION]

Time of Concentration (Tc)	= 18.79 (min)
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Preliminary Storm Calculations

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FLOOD HYDROGRAPH REPORT

Hydrograph Number: 1
 Name: 1 Yr - Proposed Development
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	16.11 (cfs)
Time to Peak (Tp)	=	724.00 (min)
Time of Base (Tb)	=	1503.57 (min)
Volume	=	1.20 (ac-ft)

Hydrograph Number: 2
 Name: 2 Yr - Proposed Development
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	20.16 (cfs)
Time to Peak (Tp)	=	724.00 (min)
Time of Base (Tb)	=	1503.57 (min)
Volume	=	1.50 (ac-ft)

Hydrograph Number: 3
 Name: 10 Yr - Proposed Development
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	33.64 (cfs)
Time to Peak (Tp)	=	724.00 (min)
Time of Base (Tb)	=	1503.57 (min)
Volume	=	2.53 (ac-ft)

Hydrograph Number: 4
 Name: 100 Yr - Proposed Development
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	52.42 (cfs)
Time to Peak (Tp)	=	724.00 (min)
Time of Base (Tb)	=	1503.57 (min)
Volume	=	4.01 (ac-ft)

Hydrograph Number: 5
 Name: 1 Yr - Existing - South
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	0.24 (cfs)
Time to Peak (Tp)	=	734.00 (min)
Time of Base (Tb)	=	1501.70 (min)
Volume	=	0.08 (ac-ft)

Hydrograph Number: 6
 Name: 2 Yr - Existing - South
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	0.89 (cfs)
Time to Peak (Tp)	=	730.00 (min)
Time of Base (Tb)	=	1501.70 (min)
Volume	=	0.15 (ac-ft)

Preliminary Storm Calculations

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FLOOD HYDROGRAPH REPORT

Hydrograph Number: 7
 Name: 10 Yr - Existing - South
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	5.30 (cfs)
Time to Peak (Tp)	=	726.00 (min)
Time of Base (Tb)	=	1501.70 (min)
Volume	=	0.49 (ac-ft)

Hydrograph Number: 8
 Name: 100 Yr - Existing - South
 Type: Computed Flood

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	14.59 (cfs)
Time to Peak (Tp)	=	726.00 (min)
Time of Base (Tb)	=	1501.70 (min)
Volume	=	1.14 (ac-ft)

Hydrograph Number: 9
 Name: 1 Yr - Proposed - Total
 Type: Combined

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	16.23 (cfs)
Time to Peak (Tp)	=	724.00 (min)
Time of Base (Tb)	=	1480.00 (min)
Volume	=	1.28 (ac-ft)

Hydrograph Number: 10
 Name: 2 Yr - Proposed - Total

Type: Combined

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	20.85 (cfs)
Time to Peak (Tp)	=	724.00 (min)
Time of Base (Tb)	=	1482.00 (min)
Volume	=	1.65 (ac-ft)

Hydrograph Number: 11
 Name: 10 Yr - Proposed - Total
 Type: Combined

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	38.70 (cfs)
Time to Peak (Tp)	=	724.00 (min)
Time of Base (Tb)	=	1484.00 (min)
Volume	=	3.02 (ac-ft)

Hydrograph Number: 12
 Name: 100 Yr - Proposed - Total
 Type: Combined

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	66.91 (cfs)
Time to Peak (Tp)	=	724.00 (min)
Time of Base (Tb)	=	1488.00 (min)
Volume	=	5.15 (ac-ft)

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FLOOD HYDROGRAPH REPORT

Hydrograph Number: 13
 Name: 1 Yr - Routed - Proposed Development
 Type: Reservoir: Modified Puls

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	0.68 (cfs)
Time to Peak (Tp)	=	938.00 (min)
Time of Base (Tb)	=	2880.00 (min)
Volume	=	1.28 (ac-ft)
Time Step	=	2.00 (min)
Peak Elevation	=	896.15 (ft)

Hydrograph Number: 14
 Name: 2 Yr - Routed - Proposed Development
 Type: Reservoir: Modified Puls

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	0.74 (cfs)
Time to Peak (Tp)	=	974.00 (min)
Time of Base (Tb)	=	2880.00 (min)
Volume	=	1.65 (ac-ft)
Time Step	=	2.00 (min)
Peak Elevation	=	896.62 (ft)

Hydrograph Number: 15
 Name: 10 Yr - Routed - Proposed Development
 Type: Reservoir: Modified Puls

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	4.61 (cfs)
Time to Peak (Tp)	=	770.00 (min)
Time of Base (Tb)	=	2880.00 (min)
Volume	=	3.00 (ac-ft)
Time Step	=	2.00 (min)
Peak Elevation	=	897.46 (ft)

Hydrograph Number: 16
 Name: 100 Yr - Routed - Proposed Development
 Type: Reservoir: Modified Puls

[HYDROGRAPH INFORMATION]

Peak Flow (Qp)	=	19.03 (cfs)
Time to Peak (Tp)	=	746.00 (min)
Time of Base (Tb)	=	2880.00 (min)
Volume	=	5.12 (ac-ft)
Time Step	=	2.00 (min)
Peak Elevation	=	898.59 (ft)

APPENDIX C

POND AND OUTFALL STRUCTURE REPORTS

RESERVOIR REPORT

Reservoir Number: 1
Name: Proposed Detention Pond

[RATING CURVE LIMIT]

Minimum Elevation	=	893.00 (ft)
Maximum Elevation	=	899.00 (ft)
Elevation Increment	=	0.50 (ft)

[STAGE STORAGE INFORMATION]

Storage Method: User-Defined Storage
Input Method: Area

Number	Elevation (ft)	Area (sq ft)	Ave Area (sq ft)	Volume (cu ft)	Cumulative Volume (cu ft)
1	893.00	0.00	0.00	0.00	0.00
2	893.01	40.00	20.00	0.20	0.20
3	894.00	4235.00	2137.50	2116.13	2116.33
4	895.00	13475.00	8855.00	8855.00	10971.33
5	896.00	23112.00	18293.50	18293.50	29264.83
6	897.00	26937.00	25024.50	25024.50	54289.33
7	898.00	30862.00	28899.50	28899.50	83188.83
8	899.00	35650.00	33256.00	33256.00	116444.83

[DISCHARGE INFORMATION]

Structure Number: 1
Type: Trapezoidal Weir
Name: Existing Overflow

Structure Number: 2
Type: Proposed Stand Pipe
Name: Proposed Stand Pipe

[RESERVOIR STAGE STORAGE/DISCHARGE]

Elevation (ft)	Stage (ft)	Area (sq ft)	Storage (cu ft)	Discharge (cfs)
893.00	0.00	0.00	0.00	0.00
893.50	0.50	2116.31	529.08	0.12
894.00	1.00	4235.00	2116.91	0.31
894.50	1.50	8855.00	5389.41	0.43
895.00	2.00	13475.00	10971.91	0.52
895.50	2.50	18293.50	18914.03	0.59
896.00	3.00	23112.00	29265.41	0.66
896.50	3.50	25024.50	41299.53	0.72
897.00	4.00	26937.00	54289.91	1.28
897.50	4.50	28899.50	68249.03	4.80
898.00	5.00	30862.00	83189.41	6.88
898.50	5.50	33256.00	99218.91	15.30
899.00	6.00	35650.00	116445.41	110.02

Maximum Storage	=	116445.41 (cu ft)
Maximum Discharge	=	110.02 (cfs)

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OUTLET STRUCTURE REPORT

Structure Number : 3
 Type : Stand Pipe
 Name : Proposed Stand Pipe

[RATING CURVE LIMIT]

Minimum Elevation	=	893.00	(ft)
Maximum Elevation	=	898.70	(ft)
Elevation Increment	=	0.50	(ft)

[STAND PIPE INFORMATION]

[ORIFICE INFORMATION]

Diameter	=	4.00	(ft)
Crest Length	=	12.57	(ft)
Effective Crest Length	=	12.57	(ft)
Orifice Coefficient	=	0.60	
Fractional Open Area	=	1.00	

[WEIR INFORMATION]

Crest Elevation	=	898.20	(ft)
Weir Coefficient	=	3.33	
Exponential	=	1.50	

[OPTIONAL ORIFICE INFORMATION]

Structure Number : 1
 Type : Circular Orifice

[OPTIONAL ORIFICE INFORMATION]

Diameter	=	0.33	(ft)
Invert Elevation	=	893.25	(ft)
Orifice Coefficient	=	0.60	
Number of Openings	=	1	

Structure Number : 2
 Type : Circular Orifice

[OPTIONAL ORIFICE INFORMATION]

Diameter	=	0.58	(ft)
Invert Elevation	=	896.82	(ft)
Orifice Coefficient	=	0.60	
Number of Openings	=	5	

[CULVERT INFORMATION]

Type : Circular Concrete - Groove End with Headwall

[OUTLET STRUCTURE INFORMATION]

Diameter	=	24.00	(in)
Invert Elevation	=	893.00	(ft)
Pipe Length	=	460.00	(ft)
Slope	=	0.00	
Manning's n Value	=	0.01	
Orifice Coefficient	=	0.60	
Tailwater Elevation	=	891.34	(ft)
Number of Barrels	=	1	

Preliminary Storm Calculations

BI-02-07

2/16/2007

[STAND PIPE STAGE VS. DISCHARGE]

Elevation (ft)	Stage (ft)	Weirs (cfs)	Orifices (cfs)	Stand Pipe (cfs)	Culvert (cfs)	Total (cfs)
893.00	0.00	0.00	0.00	0.00	0.00	0.00
893.50	0.50	0.00	0.12	0.00	1.17	0.12
894.00	1.00	0.00	0.31	0.00	4.25	0.31
894.50	1.50	0.00	0.43	0.00	8.44	0.43
895.00	2.00	0.00	0.52	0.00	13.06	0.52
895.50	2.50	0.00	0.59	0.00	14.40	0.59
896.00	3.00	0.00	0.66	0.00	15.74	0.66
896.50	3.50	0.00	0.72	0.00	17.08	0.72
897.00	4.00	0.00	1.28	0.00	18.42	1.28
897.50	4.50	0.00	4.80	0.00	19.48	4.80
898.00	5.00	0.00	6.88	0.00	20.50	6.88
898.50	5.50	0.00	8.42	6.88	21.51	15.30
898.70	5.70	0.00	8.96	14.80	21.92	21.92

[ORIFICE STAGE VS. DISCHARGE]

Elevation (ft)	Stage (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Orifice 3 (cfs)	Orifice 4 (cfs)	Total (cfs)
893.00	0.00	0.00	0.00	0.00	0.00	0.00
893.50	0.50	0.12	0.00	0.00	0.00	0.12
894.00	1.00	0.31	0.00	0.00	0.00	0.31
894.50	1.50	0.43	0.00	0.00	0.00	0.43
895.00	2.00	0.52	0.00	0.00	0.00	0.52
895.50	2.50	0.59	0.00	0.00	0.00	0.59
896.00	3.00	0.66	0.00	0.00	0.00	0.66
896.50	3.50	0.72	0.00	0.00	0.00	0.72
897.00	4.00	0.78	0.50	0.00	0.00	1.28
897.50	4.50	0.83	3.97	0.00	0.00	4.80
898.00	5.00	0.88	6.00	0.00	0.00	6.88
898.50	5.50	0.93	7.50	0.00	0.00	8.42
898.70	5.70	0.95	8.02	0.00	0.00	8.96

Structure Number : 1
Type : Trapezoidal Weir
Name : Existing Overflow

[RATING CURVE LIMIT]

Minimum Elevation = 898.70 (ft)
Maximum Elevation = 899.00 (ft)
Elevation Increment = 0.10 (ft)

[OUTLET STRUCTURE INFORMATION]

Crest Length = 159.00 (ft)
Angle of Walls = 150.0000
Crest Elevation = 898.70 (ft)
Weir Coefficient = 3.33
Exponential = 1.50

[MAXIMUM DISCHARGE]

Q = 87.49 (cfs)

Preliminary Storm Calculations

BI-02-07

2/16/2007

APPENDIX D

POND SETTLING EFFICIENCY CALCULATIONS

POND SETTLING EFFICIENCY CALCULATIONS

The peak volume, peak discharge, and peak elevation are based on a 1-year storm.

$$\begin{aligned}\text{Settling Time} &= (\text{Peak Volume}) / (\text{Peak Discharge}) \\ &= 32,875 \text{ ft}^3 / 0.68 \text{ cfs} \\ &= 48,346 \text{ seconds} \\ \\ \text{Settling Distance} &= \text{Peak Elevation} - \text{Outfall Invert} \\ &= 896.15 \text{ feet} - 893.25 \text{ feet} \\ &= 2.90 \text{ feet} \\ \\ \text{Settling Velocity} &= (\text{Settling Distance}) / (\text{Settling Time}) \\ &= 2.90 \text{ feet} / 48,346 \text{ seconds} \\ &= 0.000060 \text{ feet / second}\end{aligned}$$

The pond settling efficiency calculations have been based upon anticipated construction conditions.

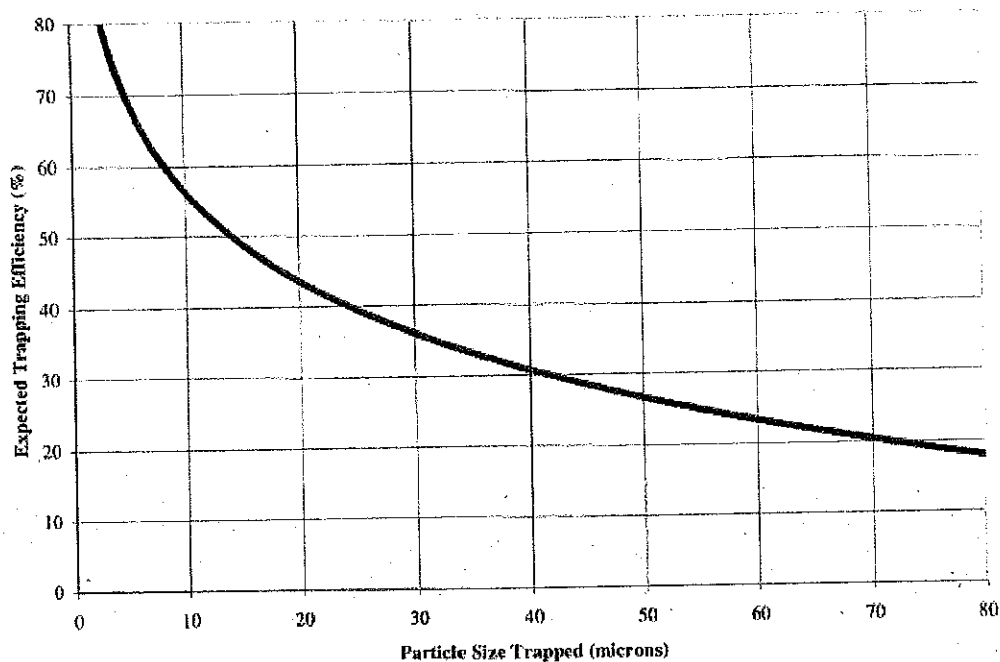
The attached chart indicates that according to Stokes Law with a specific gravity of 2.65 and 20° C, a 5µm diameter particle will settle to the pond bottom at this velocity. The attached graph shows that a pond that traps a 5µm particle is expected to be 80% efficient.

Settling Velocities for Spherical Particles - Stokes Law

Diameter (micron)	Velocity (ft/s)	Example Settling Time (hours for 2 foot depth)
CLAY	1	185
	1.5	76
	2	46
SILT	3	21
	4	12
	5	8
	6	5
	7	4
	8	3
	9	2.4
	10	2
	12	1.3
	15	0.8
	20	0.5
	25	0.3
	30	0.2
	40	0.1
SAND	50	0.07
	60	0.05
	80	0.03
	100	0.02

Note: Assumes specific gravity of 2.65 for soil particles and 20 degrees C water temperature.

DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL



Convert the storage volume from the 1-year, 24-hour storm event into cubic feet. This volume of storage is then divided by the time required to settle the particle obtained by Stokes Law.

$$Q_{\text{maximum}} (\text{cfs}) = \frac{V_{\text{Storage}} (\text{ft}^3)}{\text{Time}(\text{sec})}$$

Q_{maximum} is the rate at which the basin must be released in order to obtain the expected efficiency.

*See table on following page for particle settling velocities to calculate Time (sec)

APPENDIX E

INFILTRATION AND STORM SEWER CALCULATIONS

WEST BIO-RETENTION CALCULATIONS

RECARGA 2.3

Units: English

RECARGA Version 2.3
Bioretention/Raingarden Sizing Program

Facility Inputs

Soil Texture Infiltration Rate Depth

Depression Root Layer Sandy Loam 3.94 36

Storage Layer Sand 5.91 24

Native Soil Layer Silt Loam .13

Underdrain Flowrate 0 (in/hr)

Diam. 0 (in)

Target Stay-on 0 (in)

Facility Area Ratio (%) Edit Text (%)

Run FAR

FAR (%)

Stay-on (in)

Developed by the University of Wisconsin-Madison
Civil & Environmental Engineering Water Resources Group
(D. Atchison, A. Dussault, L. Severson)

Planview Data

Facility Area 900 (sf)

Tributary Area 1.18 (acre)

Percent Impervious 70

Pervious CN 61

Files

Regional Ave. ET 0.13 (in/day)

Simulation Type Continuous

Input File Length 266 days

Precip. File Name Med1981us

Output File Name MadXXXXXX

☐ Summary ☐ Record

Results

Plant Survivability
(Less than 48 hours max. ponding is desirable)

	max	Total
Hrs. Ponded	102.5	983
Number of overflows		16

Tributary Runoff (in)

Precipitation 28.81

Impervious Runoff 20.8212

Pervious Runoff 0.91048

Raingarden Water Balance

	(in)	%
Runon	14.9625	51.9004
Runoff	8.5503	29.6783
Recharge	5.8148	20.1834
Evaporation	0.5799	2.0129
Underdrain	0	0
Soil Moisture	0.007427	0.025762
Stay-on	20.269	70.3217


RUN SIMULATION

CLEAR RESULTS

NORTHWEST BIO-RETENTION CALCULATIONS

RECARGA 2.3

Units: English



RECARGA Version 2.3
Bioretention/Raingarden Sizing Program

Start | 100% The Hog - Win... | C:\Quam Engineering... | AMCAD LT - (C:\P... | Shortcut to RECARG... | RECARGA 2.3

Planview Data

Facility Area: (sf)

Tributary Area: (acre)

Percent Impervious:

Pervious CN:

Files

Regional Ave. ET: (in./day)

Simulation Type: Continuous

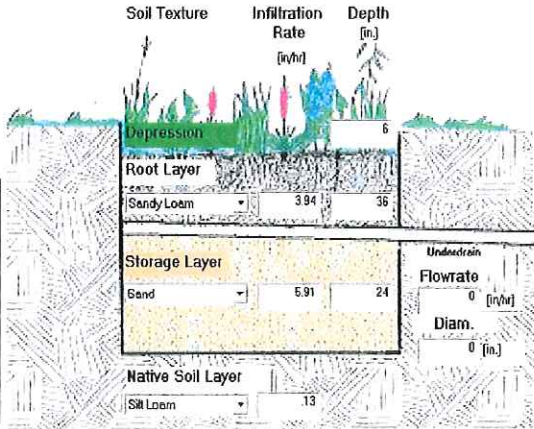
Input File Length: days

Precip. File Name:

Output File Name:

☐ Summary ☐ Record

Facility Inputs



Soil Texture: Sandy Loam Infiltration Rate: (in/hr) Depth: (in.)

Storage Layer: Sand Infiltration Rate: (in/hr) Depth: (in.)

Native Soil Layer: Silt Loam Infiltration Rate: (in/hr) Depth: (in.)

Underdrain: 0 (in/hr) Diam.: (in.)

Results

Plant Survivability
(Less than 48 hours max ponding is desirable)

	max.	Total
Hrs. Ponded	9325	768.75
Number of overflows		13

Tributary Runoff (in.)

Precipitation:

Impervious Runoff:

Pervious Runoff:

Raingarden Water Balance

	(in.)	%
Runon	142116	49.3287
Runoff	6.466	22.4437
Recharge	6.9791	24.2244
Evaporation	0.81694	2.6426
Underdrain	0	0
Soil Moisture	-0.052436	-0.18201
Stay-on	22.344	77.5563

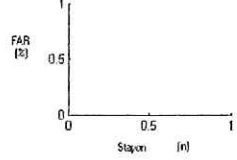
RUN SIMULATION

CLEAR RESULTS

Target Stay-on: (in.)

Facility Area Ratio (%): (%)

Run FAR



Developed by the University of Wisconsin-Madison
Civil & Environmental Engineering Water Resources Group
(D. Atchison, A. Dussault, L. Severson)

EAST BIO-RETENTION CALCULATIONS

RECARGA 2.3

Units: English

RECARGA Version 2.3
Bioretention/Raingarden Sizing Program

Planview Data

Facility Area: 500 [sf]
Tributary Area: 1.91 [acre]
Percent Impervious: 48
Pervious CN: 61

Files

Regional Ave. ET: 0.13 [in./day]
Simulation Type: Continuous
Input File Length: 266 days
Precip. File Name: Mod1981us
Output File Name: ModXXXXXX

Summary Record

Facility Inputs

Soil Texture Infiltration Rate Depth
[] [in/hr] [in.]

Depression: 6
Root Layer: Sandy Loam 3.94 36
Storage Layer: Sand 5.91 24
Underdrain Flowrate: 0 [in/hr]
Diam.: 0 [in.]
Native Soil Layer: Silt Loam 13

Target Stay-on: 0 [in]
Facility Area Ratio (%): Edit Text (%)
Run FAR

FAR (%) Stay-on (in.)

Results

Plant Survivability
(Less than 48 hours max ponding is desirable)

	max	Total
Hrs Ponded	110	1301.75
Number of overflows		26

Tributary Runoff [in]

Precipitation: 28.81
Impervious Runoff: 20.8212
Pervious Runoff: 0.91048

Raingarden Water Balance

	[in]	%
Runon	10.5295	36.548
Runoff	6.0208	27.8402
Recharge	2.2804	7.9153
Evaporation	0.18556	0.64755
Underdrain	0	0
Soil Moisture	0.027832	0.096604
Stay-on	20.789	72.1588

RUN SIMULATION
CLEAR RESULTS

Developed by the University of Wisconsin-Madison
Civil & Environmental Engineering Water Resources Group
(D. Atchison, A. Dussailant, L. Severson)

WORK SHEET FOR STORM SEWER DESIGN

PROJECT: Avalon Senior Campus
DATE: 2/16/2007

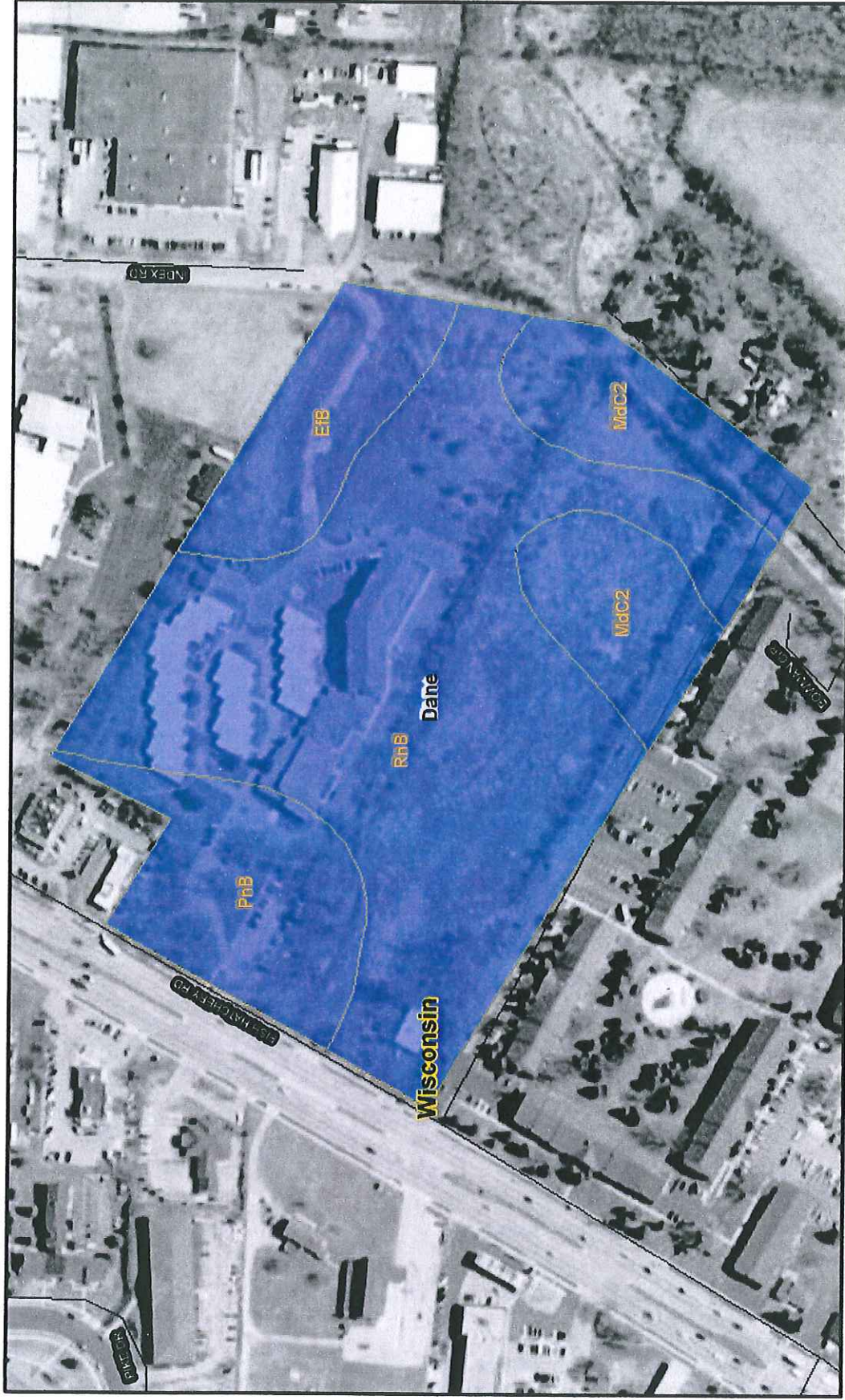
Computed by: Kevin Parish
Checked by:

LOCATION		BASIN		RAINFALL - RUNOFF					SEWER		
Upstream Structure	Downstream Structure	Runoff Coeff. (C)*	Area (A)	Design Storm Yr.	Rain Intensity (I) In./Hr.	Direct Runoff Q=C*I*A CFS	Other Runoff CFS	Design Runoff CFS	Sewer Size In.	Slope Ft./Ft.	Capacity Flowing Full CFS
CB #7	Inlet #6	0.90	1.16	100	8.1	8.46	0.00	8.46	18	0.0080	9.5
Inlet #6	CB #5	0.90	0.49	100	8.1	3.57	8.46	12.03	18	0.0130	12.0
CB #5	Ex. CB #3	-	-	100	-	0.00	12.03	12.03	18	0.0130	12.0
Ex. End #4	Ex. CB #3	-	-	100	-	14.60	0.00	14.60	36	0.0035	40.0
Ex. CB #3	Ex. CB #2	0.90	0.58	100	8.1	4.23	26.63	30.86	36	0.0035	40.0
Ex. CB #2	CB #10	-	-	100	-	0.00	30.86	30.86	36	0.0035	40.0
CB #10	36" Elliptical	0.72	1.91	10	6.1	8.39	0.00	8.39	18	0.0100	10.0
36" Elliptical	Ex. Outlet #1	-	-	100	-	0.00	39.25	39.25	36	0.0035	40.0
CB #9	CB #8	0.90	0.73	100	8.1	5.32	0.00	5.32	15	0.0070	5.5
CB #8	Outfall	-	-	100	-	0.00	5.32	5.32	15	0.007	5.5
* C=0.721; Commercial, Hydr. Soil Group C, Slope 2-6%, from FDM 13-10-5 Fig 2.											
C=0.90; Commercial, Hydr. Soil Group C, Slope 2-6%, from FDM 13-10-5 Fig 2.											
I = rainfall intensity for Madison, Wisconsin (1905-1951) from Facilities Development Manual (FDM) Procedure 13-10-5 Figure 4.											
* Capacity Flowing Full for RCP was determined from the nomograph in FDM Procedure 13-10-10 Figure 4, Chart 2.											

APPENDIX F

SOILS INFORMATION

HYDROLOGIC GROUP RATING FOR DANE COUNTY, WISCONSIN



HYDROLOGIC GROUP RATING FOR DANE COUNTY, WISCONSIN

MAP LEGEND

Hydrologic Group
{Dominant Condition, <it>}

A	A/D	B	B/D	C	C/D	D	Not rated or not available	Soil Map Units	Cities	Detailed Counties	Detailed States	Interstate Highways	Roads	Rails	Water	Hydrography	Oceans

MAP INFORMATION

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 16
Soil Survey Area: Dane County, Wisconsin
Spatial Version of Data: 2
Soil Map Compilation Scale: 1:15840

Map comprised of aerial images photographed on these dates:
2000

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Tables - Hydrologic Group

Summary by Map Unit - Dane County, Wisconsin

Soil Survey Area Map Unit Symbol	Map Unit Name	Rating	Total Acres in AOI	Percent of AOI
EfB	Elburn silt loam, 1 to 4 percent slopes	B	2.0	9.5
MdC2	McHenry silt loam, 6 to 12 percent slopes, eroded	B	3.4	16.3
PnB	Plano silt loam, 2 to 6 percent slopes	B	2.8	13.4
RnB	Ringwood silt loam, 2 to 6 percent slopes	B	12.6	60.8

Description - Hydrologic Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are placed into four groups A, B, C, and D, and three dual classes, A/D, B/D, and C/D. Definitions of the classes are as follows:

The four hydrologic soil groups are:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only soils that are rated D in their natural condition are assigned to dual classes.

Parameter Summary - Hydrologic Group

Aggregation Method: Dominant Condition

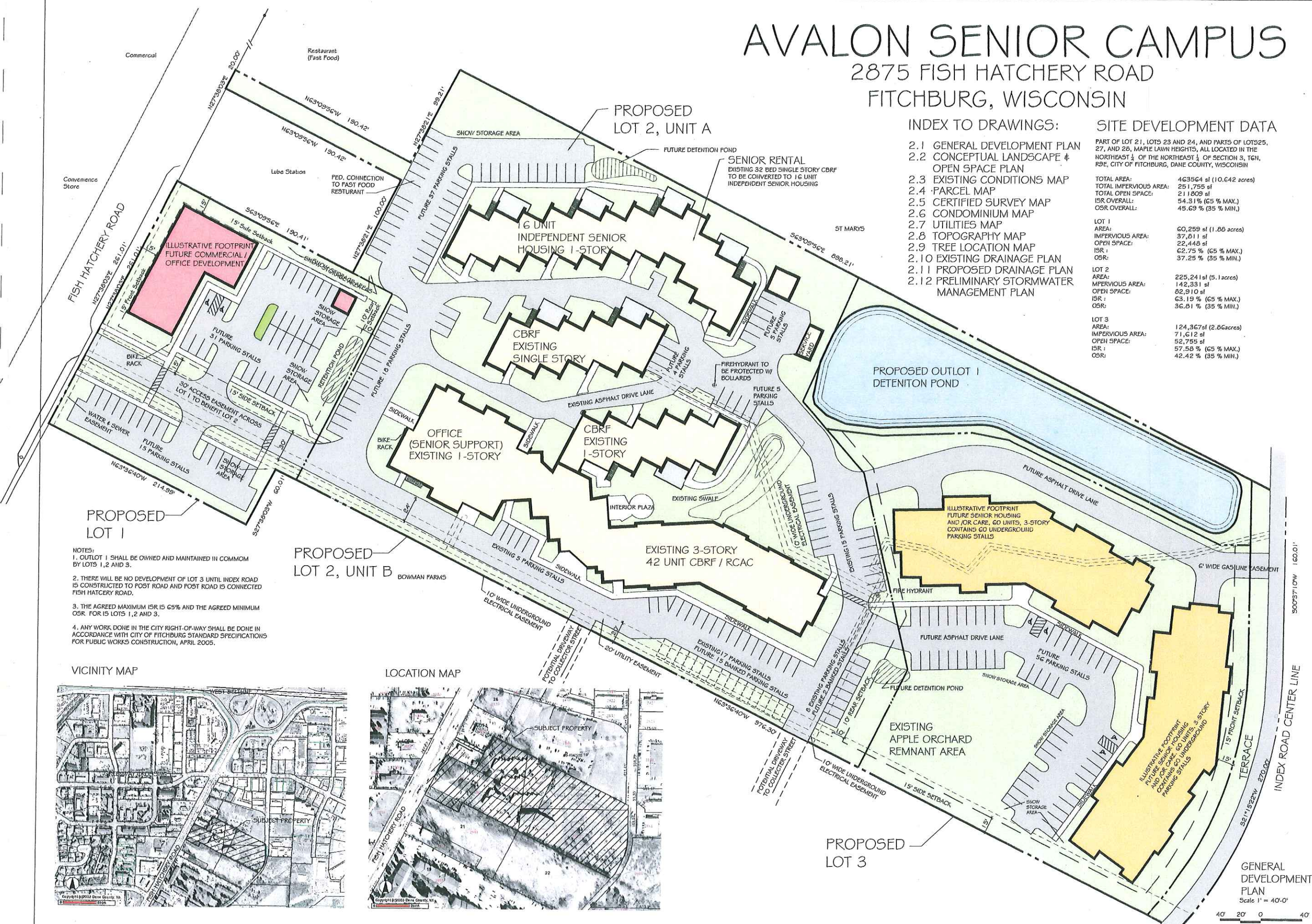
Component Percent Cutoff:

Tie-break Rule: Lower

AVALON SENIOR CAMPUS

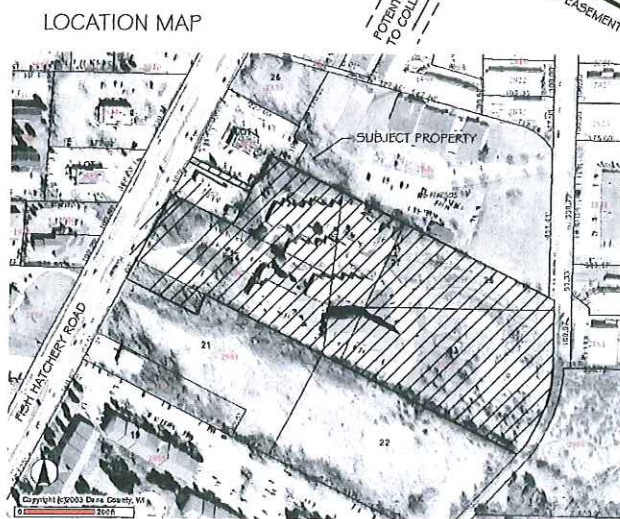
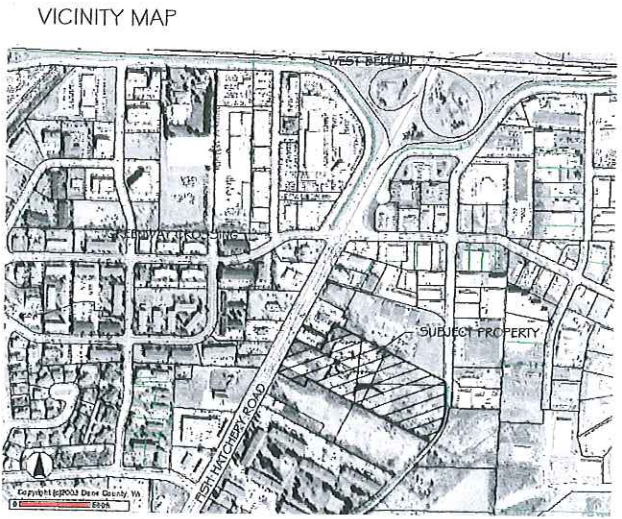
2875 FISH HATCHERY ROAD
FITCHBURG, WISCONSIN

INDEX TO DRAWINGS:	SITE DEVELOPMENT DATA
2.1 GENERAL DEVELOPMENT PLAN	PART OF LOT 21, LOTS 23 AND 24, AND PARTS OF LOTS 25, 27, AND 28, MAPLE LAWN HEIGHTS, ALL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN
2.2 CONCEPTUAL LANDSCAPE & OPEN SPACE PLAN	TOTAL AREA: 463,564 sf (10.642 acres)
2.3 EXISTING CONDITIONS MAP	TOTAL IMPERVIOUS AREA: 251,755 sf
2.4 PARCEL MAP	TOTAL OPEN SPACE: 211,809 sf
2.5 CERTIFIED SURVEY MAP	ISR OVERALL: 54.31% (65% MAX.)
2.6 CONDOMINIUM MAP	OSR OVERALL: 45.69% (35% MIN.)
2.7 UTILITIES MAP	LOT 1 AREA: 60,259 sf (1.38 acres)
2.8 TOPOGRAPHY MAP	IMPERVIOUS AREA: 37,811 sf
2.9 TREE LOCATION MAP	OPEN SPACE: 22,448 sf
2.10 EXISTING DRAINAGE PLAN	ISR: 62.75% (65% MAX.)
2.11 PROPOSED DRAINAGE PLAN	OSR: 37.25% (35% MIN.)
2.12 PRELIMINARY STORMWATER MANAGEMENT PLAN	LOT 2 AREA: 225,241 sf (5.1 acres)
	IMPERVIOUS AREA: 142,331 sf
	OPEN SPACE: 82,910 sf
	ISR: 63.19% (65% MAX.)
	OSR: 36.81% (35% MIN.)
	LOT 3 AREA: 124,367 sf (2.86 acres)
	IMPERVIOUS AREA: 71,612 sf
	OPEN SPACE: 52,755 sf
	ISR: 57.58% (65% MAX.)
	OSR: 42.42% (35% MIN.)



NOTES:

1. OUTLOT 1 SHALL BE OWNED AND MAINTAINED IN COMMON BY LOTS 1, 2 AND 3.
2. THERE WILL BE NO DEVELOPMENT OF LOT 3 UNTIL INDEX ROAD IS CONSTRUCTED TO POST ROAD AND POST ROAD IS CONNECTED TO FISH HATCHERY ROAD.
3. THE AGREED MAXIMUM ISR IS 65% AND THE AGREED MINIMUM OSR FOR LOTS 1, 2 AND 3.
4. ANY WORK DONE IN THE CITY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APRIL 2005.

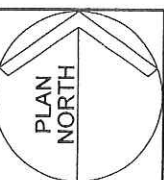


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GENERAL DEVELOPMENT PLAN
Scale 1" = 40'-0"

REVISIONS:
16Feb07 | 2007-09

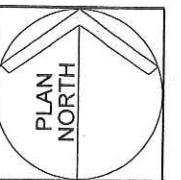


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CONCEPTUAL LANDSCAPE
 & OPEN SPACE PLAN
 Scale 1" = 40'-0"

REVISIONS:

16Feb07	2007-09
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P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

PART OF LOT 21, LOTS 23 AND 24, AND PARTS OF
LOTS 25, 27, AND 28, MAPLE LAWN HEIGHTS, ALL
LOCATED IN THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 3, T6N, R9E, CITY OF
FITCHBURG, DANE COUNTY, WISCONSIN

Legend:

● = FOUND IRON STAKE

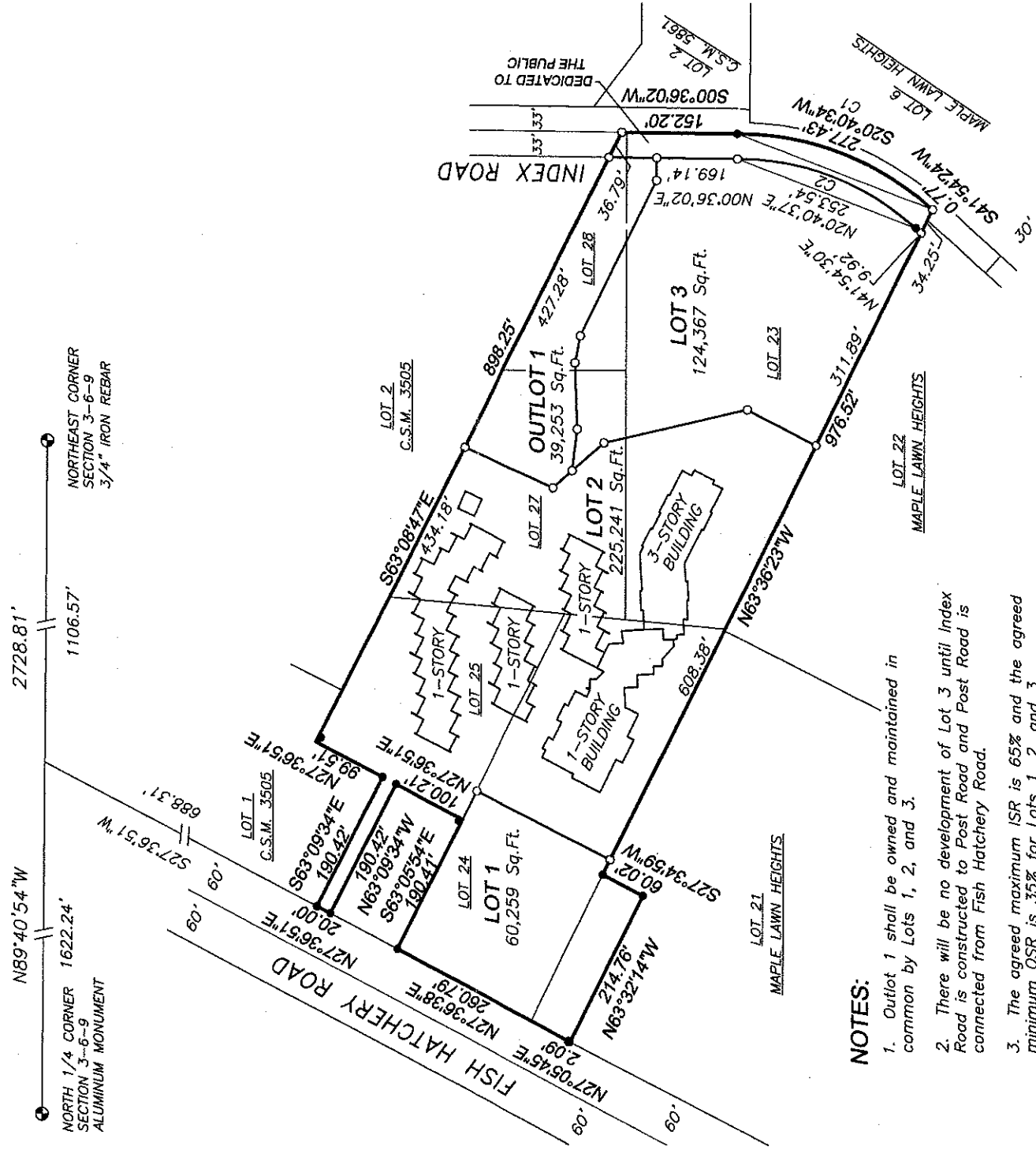
Prepared For:

Avalon Senior Care
Bill Clemens
200 Meadow Oak Trail
Waunakee, WI 53597

○ = SET 1"x24" IRON PIPE
MIN. WGT. 1.13 LBS/FT

SCALE 1" = 200'
0 200 400

BEARINGS REFERENCED TO THE NORTH
LINE OF THE NORTHEAST 1/4 BEARING
N89°40'54"W.



NOTES:

1. Outlot 1 shall be owned and maintained in common by Lots 1, 2, and 3.
2. There will be no development of Lot 3 until Index Road is constructed to Post Road and Post Road is connected from Fish Hatchery Road.
3. The agreed maximum ISR is 65% and the agreed minimum OSR is 35% for Lots 1, 2, and 3.

CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD	BEARING	TAN. BEARING IN	TAN. BEARING OUT
C1	283.88	42°27'40"	383.06	277.43	S 20°40'34" W	S 00°33'16" E	S 41°54'24" W
C2	259.44	42°27'46"	350.06	253.54	N 20°40'37" E	N 41°54'30" E	N 00°33'16" W

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Sheet 1 of 5

Office Map No. 070070_CSM

CERTIFIED SURVEY MAP NO. _____

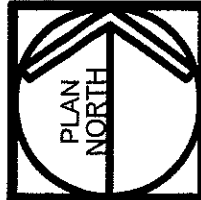
VOLUME _____ PAGE _____

DOCUMENT NO. _____

16Feb07 2007-09

REVISIONS:

Overall CSM

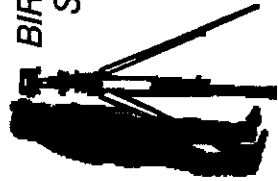


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CERTIFIED SURVEY MAP

PART OF LOT 21, LOTS 23 AND 24, AND PARTS OF
LOTS 25, 27, AND 28, MAPLE LAWN HEIGHTS, ALL
LOCATED IN THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 3, T6N, R9E, CITY OF
FITCHBURG, DANE COUNTY, WISCONSIN

Legend:

● = FOUND IRON STAKE

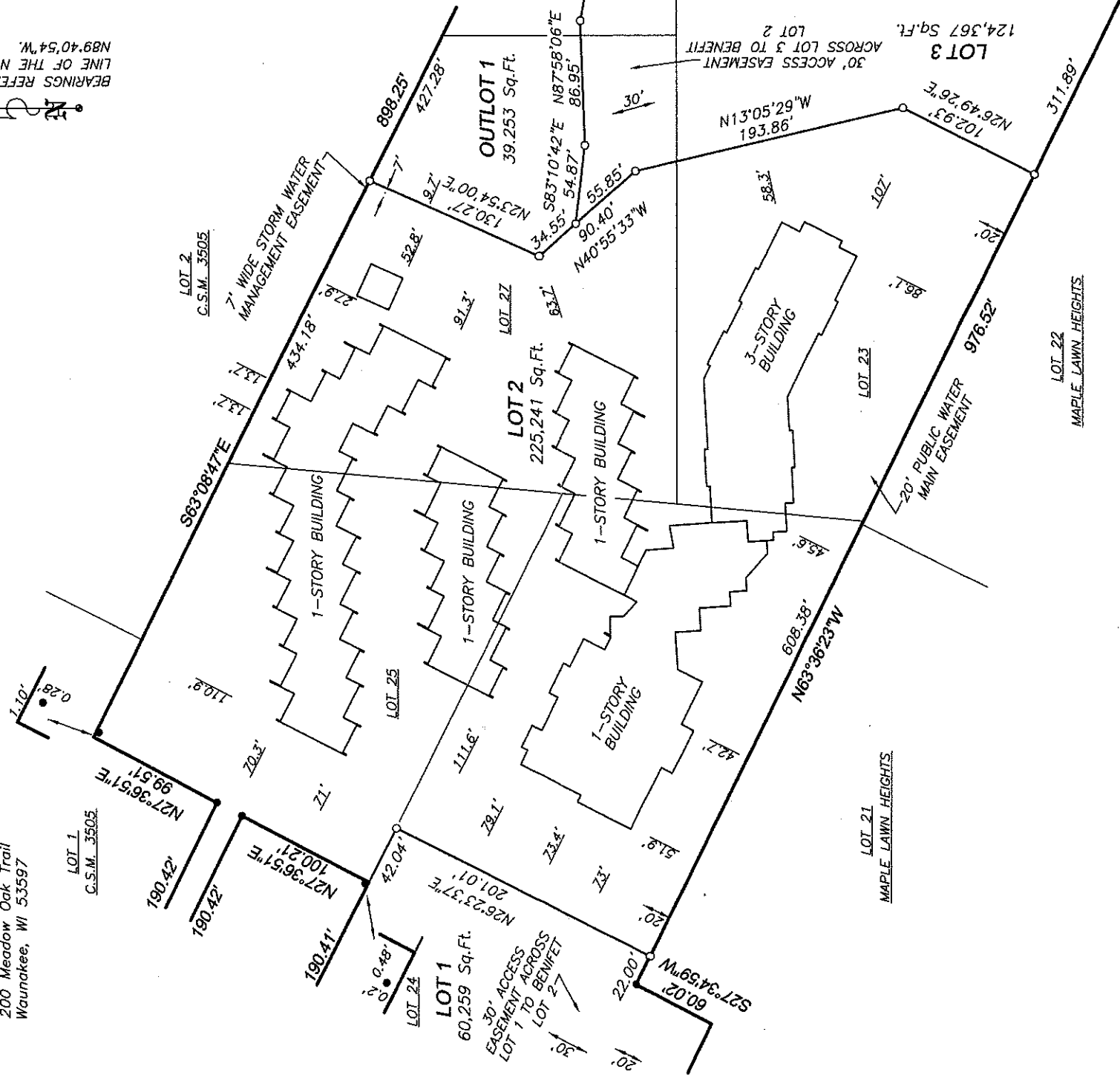
○ = SET 1"x24" IRON PIPE
MIN. WGT. 1.13 LBS/FT

Prepared For:

Avalon Senior Care
Bill Clemons
200 Meadow Oak Trail
Waukegan, WI 53597

SCALE 1" = 100'
0 100 200

BEARINGS REFERENCED TO THE NORTH
LINE OF THE NORTHEAST 1/4 BEARING
N89°40'54"W.



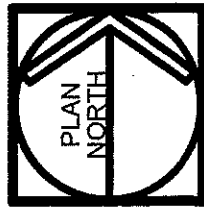
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Sheet 3 of 5
Office Map No. 070070_CSM

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____
DOCUMENT NO. _____

2.5c

REVISIONS:
18Feb07 2007-09

Overall CSM

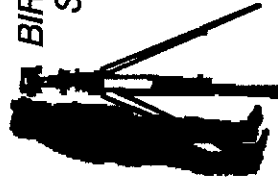


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Fitchburg, Wisconsin 53713



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Sun Prairie, WI 53590
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Fax (608) 837-1081

CERTIFIED SURVEY MAP

PART OF LOT 21, LOTS 23 AND 24, AND PARTS OF
LOTS 25, 27, AND 28, MAPLE LAWN HEIGHTS, ALL
LOCATED IN THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 3, T6N, R9E, CITY OF
FITCHBURG, DANE COUNTY, WISCONSIN

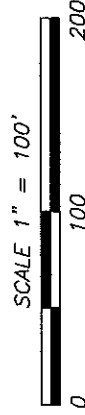
Legend:

● = FOUND IRON STAKE

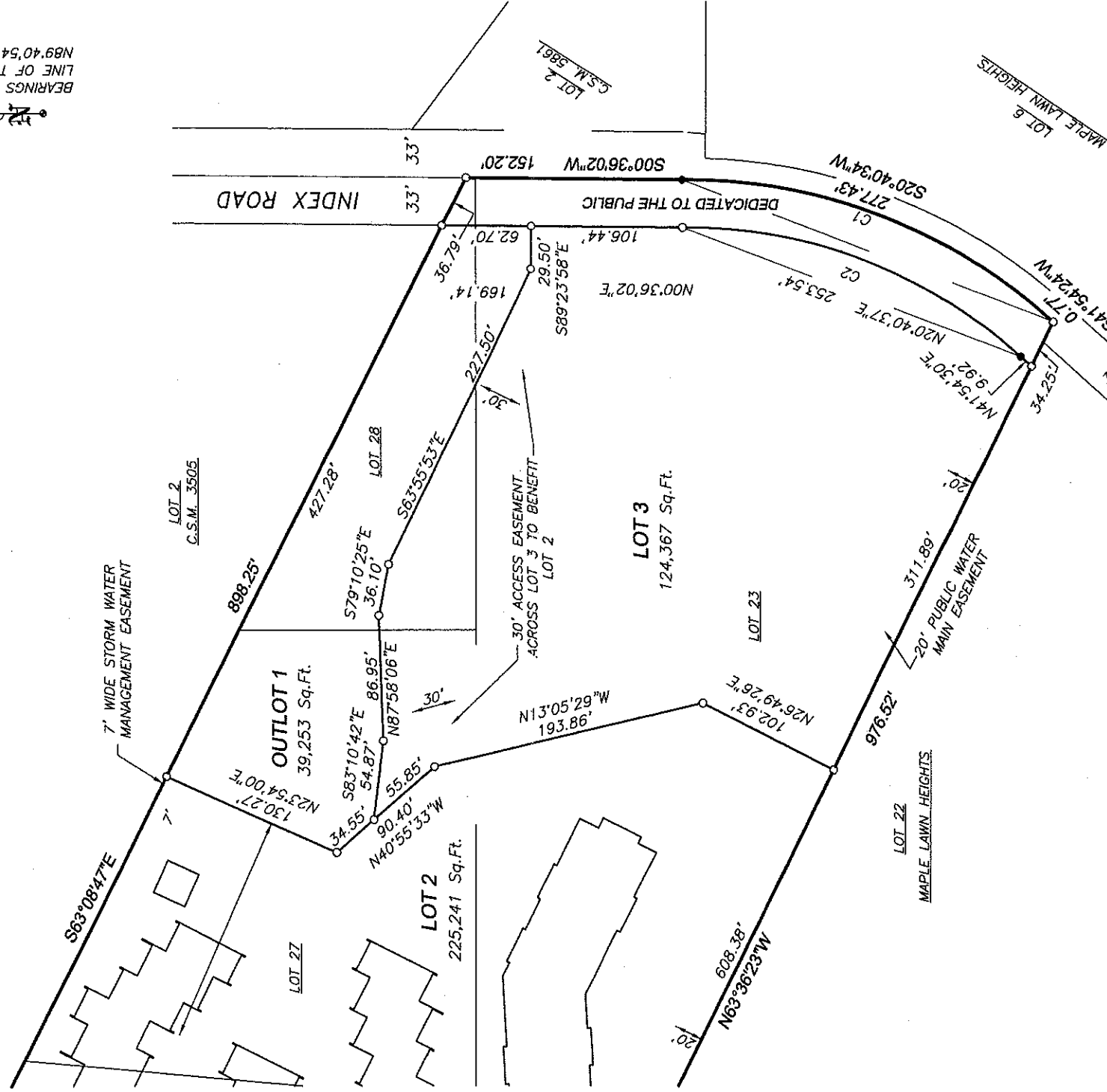
Prepared For:

Avalon Senior Care
Bill Clemons
200 Meadow Oak Trail
Waunakee, WI 53597

○ = SET 1"x24" IRON PIPE
MIN. WGT. 1.13 LBS/FT



BEARINGS REFERENCED TO THE NORTH
LINE OF THE NORTHEAST 1/4 BEARING
N89°40'54"W.



CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD	BEARING	TAN. BEARING IN	TAN. BEARING OUT
C1	283.88	42°27'40"	383.06	277.43	S 20°40'34" W	S 00°33'16" E	S 41°54'24" W
C2	259.44	42°27'46"	350.06	253.54	N 20°40'37" E	N 41°54'30" E	N 00°33'16" W

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J:\2005\050421

Sheet 4 of 5

Office Map No. 070070_CSM

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

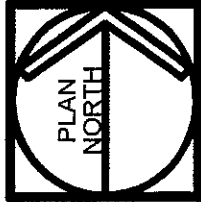
DOCUMENT NO. _____

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18Feb07 2007-09

REVISIONS:

Overall CSM



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 LAND SURVEYING & PERC TESTING

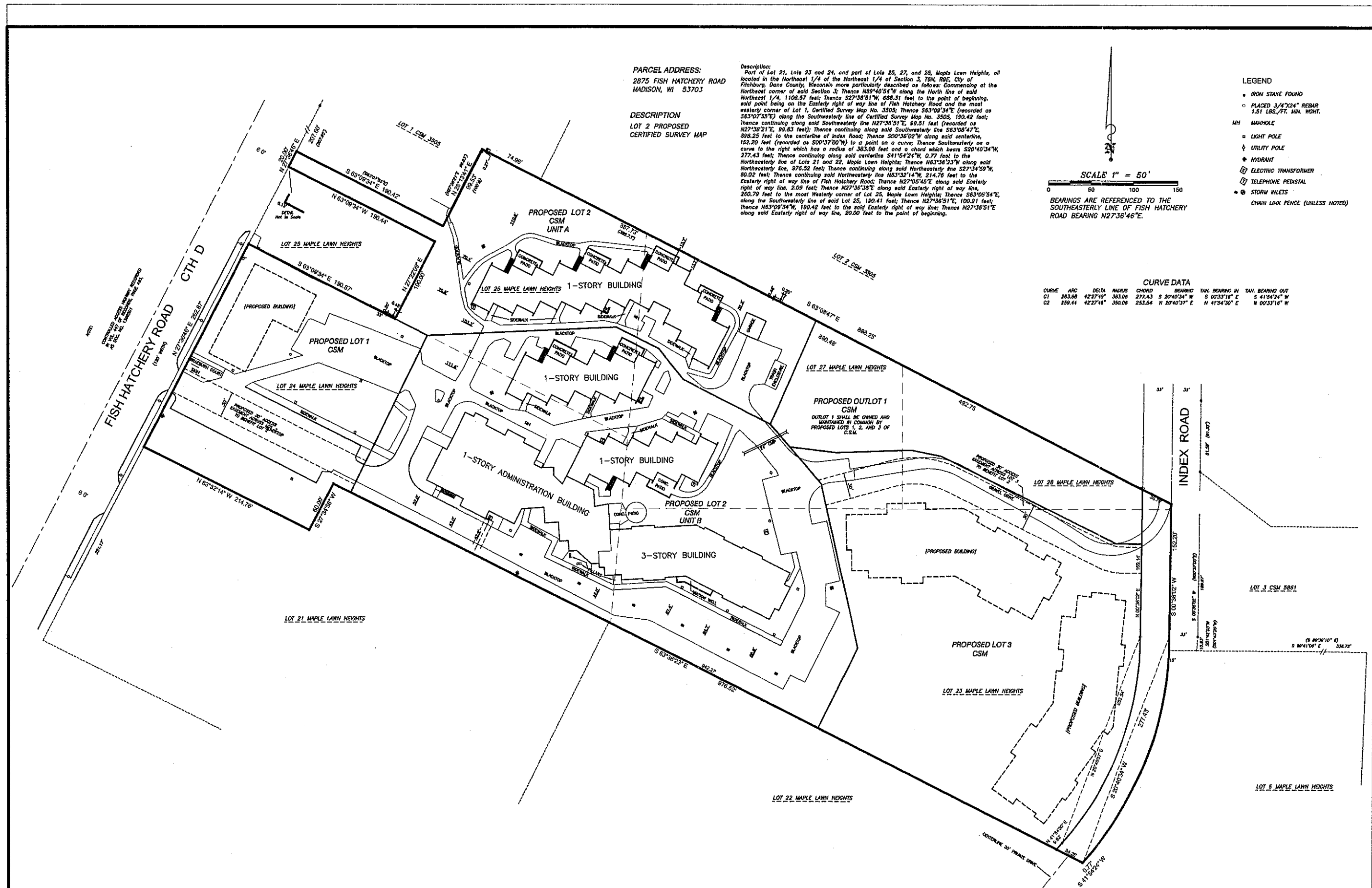
Stockham Consulting
 Urban Planning & Development Services



Condominium
 Map

REVISIONS:
 16Feb07 2007-08

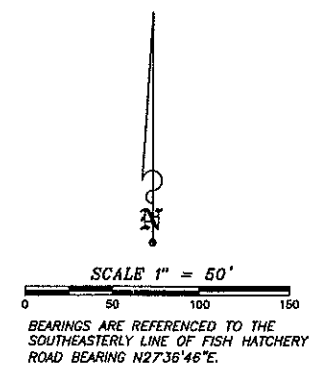
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PARCEL ADDRESS:
 2875 FISH HATCHERY ROAD
 MADISON, WI 53703

DESCRIPTION
 LOT 2 PROPOSED
 CERTIFIED SURVEY MAP

Description:
 Port of Lot 21, Lots 23 and 24, and port of Lots 25, 27, and 28, Maple Lawn Heights, all located in the Northeast 1/4 of the Northeast 1/4 of Section 3, T8N, R02E, City of Fitchburg, Dane County, Wisconsin more particularly described as follows: Commencing at the Northeast corner of said Section 3; Thence N89°40'54"W along the North line of said Northeast 1/4, 1106.57 feet; Thence S27°38'51"W, 698.31 feet to the point of beginning, said point being on the Eastern right of way line of Fish Hatchery Road and the most westerly corner of Lot 1, Certified Survey Map No. 3505; Thence S63°09'34"E (recorded as S63°07'53"E) along the Southeastern line of Certified Survey Map No. 3505, 190.42 feet; Thence continuing along said Southeastern line N27°36'51"E, 89.51 feet (recorded as N27°38'21"E, 99.83 feet); Thence continuing along said Southeastern line S63°08'47"E, 898.25 feet to the centerline of Index Road; Thence S00°36'02"W along said centerline, 152.20 feet (recorded as S00°37'00"W) to a point on a curve; Thence Southeastern on a curve to the right which has a radius of 383.08 feet and a chord which bears S20°40'34"W, 277.43 feet; Thence continuing along said centerline S41°54'24"W, 0.77 feet to the Northeastern line of Lots 21 and 22, Maple Lawn Heights; Thence N63°36'33"W along said Northeastern line, 976.52 feet; Thence continuing along said Northeastern line S27°34'59"W, 50.02 feet; Thence continuing said Northeastern line N63°32'14"W, 214.76 feet to the Eastern right of way line of Fish Hatchery Road; Thence N27°05'45"E along said Eastern right of way line, 2.09 feet; Thence N27°36'38"E along said Eastern right of way line, 250.79 feet to the most westerly corner of Lot 25, Maple Lawn Heights; Thence S63°05'54"E, along the Southeastern line of said Lot 25, 190.41 feet; Thence N27°36'51"E, 100.21 feet; Thence N63°09'34"W, 190.42 feet to the said Eastern right of way line; Thence N27°36'51"E along said Eastern right of way line, 20.00 feet to the point of beginning.

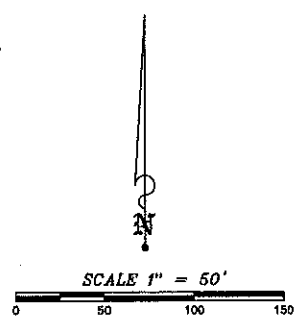
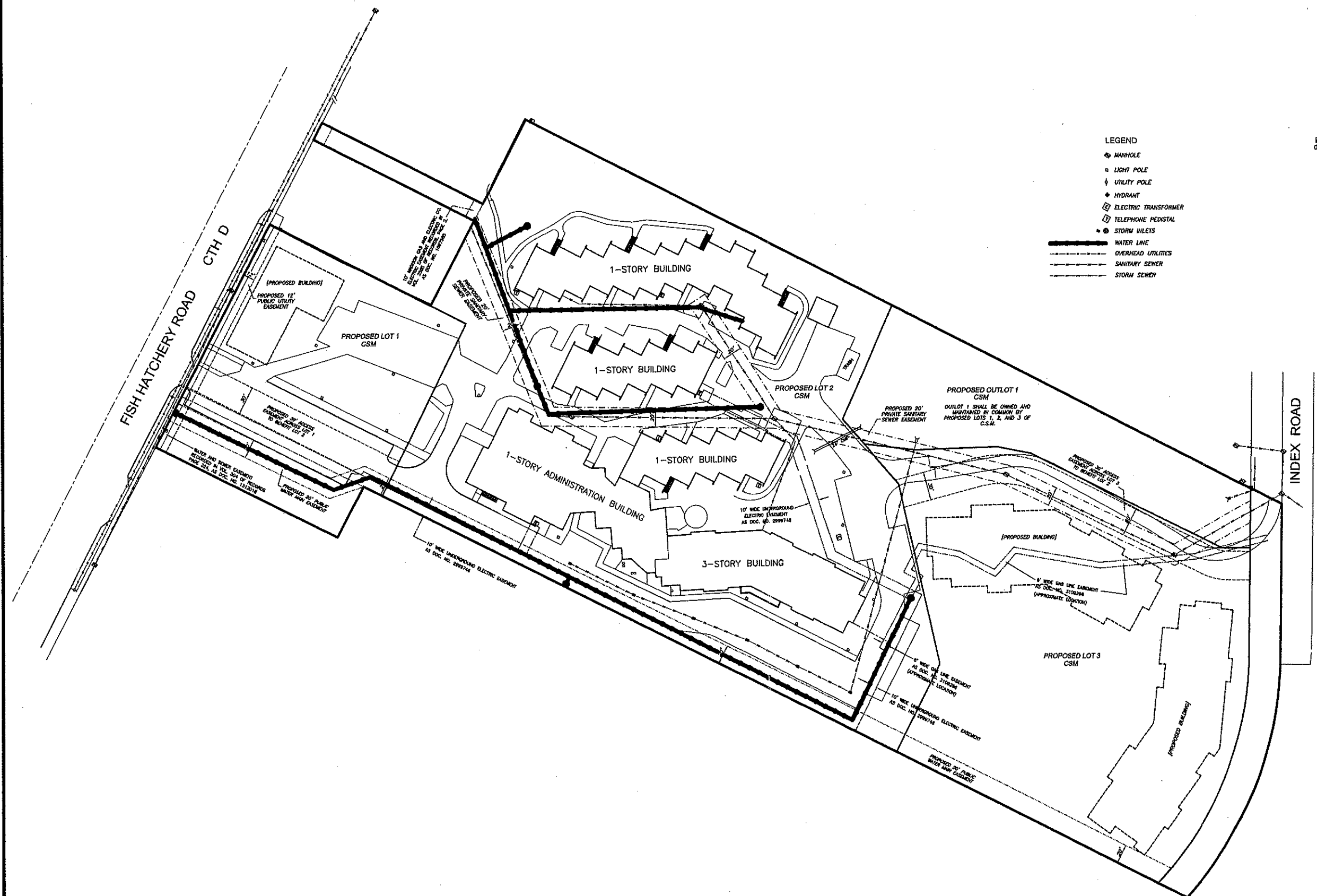


- LEGEND**
- IRON STAKE FOUND
 - PLACED 3/4"x24" REBAR
1.51 LBS./FT. MIN. WGT.
 - MM MANHOLE
 - LIGHT POLE
 - ◇ UTILITY POLE
 - ◆ HYDRANT
 - ⊞ ELECTRIC TRANSFORMER
 - ⊞ TELEPHONE PEDISTAL
 - STORM INLETS
 - CHAIN LINK FENCE (UNLESS NOTED)

CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD	BEARING	TAN. BEARING IN	TAN. BEARING OUT
C1	283.08	42°27'40"	383.08	277.43	S 20°40'34" W	S 00°33'16" E	S 41°54'24" W
C2	259.41	42°27'48"	350.06	253.54	N 20°40'37" E	N 41°54'30" E	N 00°33'16" W

 BIRRENKOTT SURVEYING INC. LAND SURVEYING & PERC TESTING P.O. BOX 237 1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590 (608) 837-7463 FAX (608) 837-1081	<h1>CONDOMINIUM MAP</h1> <p>FEBRUARY 16, 2007</p>		SURVEYED BY <u>CC</u> DRAWN BY <u>RLM</u> CHECKED BY <u>MAP</u> APPR'D BY <u>D.V.B.</u>	PREPARED FOR: BILL CLEMENS 106 E. DOTY STREET MADISON, WI 53703 575-8642	JOB NO. 070070_CONDO SHEET <u>1</u> OF <u>2</u> FB271/19-24



- LEGEND
- MANHOLE
 - LIGHT POLE
 - UTILITY POLE
 - HYDRANT
 - ELECTRIC TRANSFORMER
 - TELEPHONE PEDSTAL
 - STORM INLETS
 - WATER LINE
 - OVERHEAD UTILITIES
 - SANITARY SEWER
 - STORM SEWER

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Fitchburg, Wisconsin 53713

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Utility Map

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16Feb07 2007-09

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UTILITY MAP

FEBRUARY 16, 2007

SURVEYED BY CC
DRAWN BY RLM
CHECKED BY MAP
APPR'D BY D.V.B.

PREPARED FOR:
HILL CLEMENS
106 E. DOTY STREET
MADISON, WI 53703
575-8642

JOB NO.
070070_UTIL
SHEET 1 OF 2
FB271/19-24

AVALON SENIOR CAMPUS
2875 Fish Hatchery Road
Fitchburg, Wisconsin 53713



Transcend
1000 Lath Street
Sun Prairie, WI 53590



Stockham Consulting
Urban Planning & Development Services



Topography
Map

REVISIONS:

16Feb07 2007-08

2.8

Description:

Part of Lot 21, Lots 23 and 24, and part of Lots 25, 27, and 28, Maple Lawn Heights, all located in the Northeast 1/4 of the Northeast 1/4 of Section 3, T8N, R9E, City of Fitchburg, Dane County, Wisconsin more particularly described as follows: Commencing at the Northeast corner of said Section 3; Thence N89°40'54"W along the North line of said Northeast 1/4, 1108.57 feet; Thence S27°38'51"W, 888.31 feet to the point of beginning, said point being on the Easterly right of way line of Fish Hatchery Road and the most westerly corner of Lot 1, Certified Survey Map No. 3505; Thence S83°09'34"E (recorded as S83°09'55"E) along the Southwesterly line of Certified Survey Map No. 3505, 190.42 feet; Thence continuing along said Southwesterly line N27°38'51"E, 89.51 feet (recorded as N27°38'21"E, 89.83 feet); Thence continuing along said Southwesterly line S63°08'47"E, 858.25 feet to the centerline of Index Road; Thence S00°37'00"W along said centerline, 152.20 feet (recorded as S00°37'00"W) to a point on a curve; Thence Southwesterly on a curve to the right which has a radius of 383.08 feet and a chord which bears S20°40'34"W, 277.43 feet; Thence continuing along said centerline S41°54'24"W, 0.77 feet to the Northeast line of Lots 21 and 22, Maple Lawn Heights; Thence N83°38'23"W along said Northeast line, 876.52 feet; Thence continuing along said Northeast line S27°34'59"W, 88.02 feet; Thence continuing said Northeast line N63°32'14"W, 214.76 feet to the Easterly right of way line of Fish Hatchery Road; Thence N27°05'45"E along said Easterly right of way line, 2.09 feet; Thence N27°36'38"E along said Easterly right of way line, 280.79 feet to the most westerly corner of Lot 25, Maple Lawn Heights; Thence S83°09'34"E along the Southwesterly line of said Lot 25, 190.41 feet; Thence N27°38'51"E, 100.21 feet; Thence N83°09'34"W, 190.42 feet to the said Easterly right of way line; Thence N27°38'51"E along said Easterly right of way line, 20.00 feet to the point of beginning.

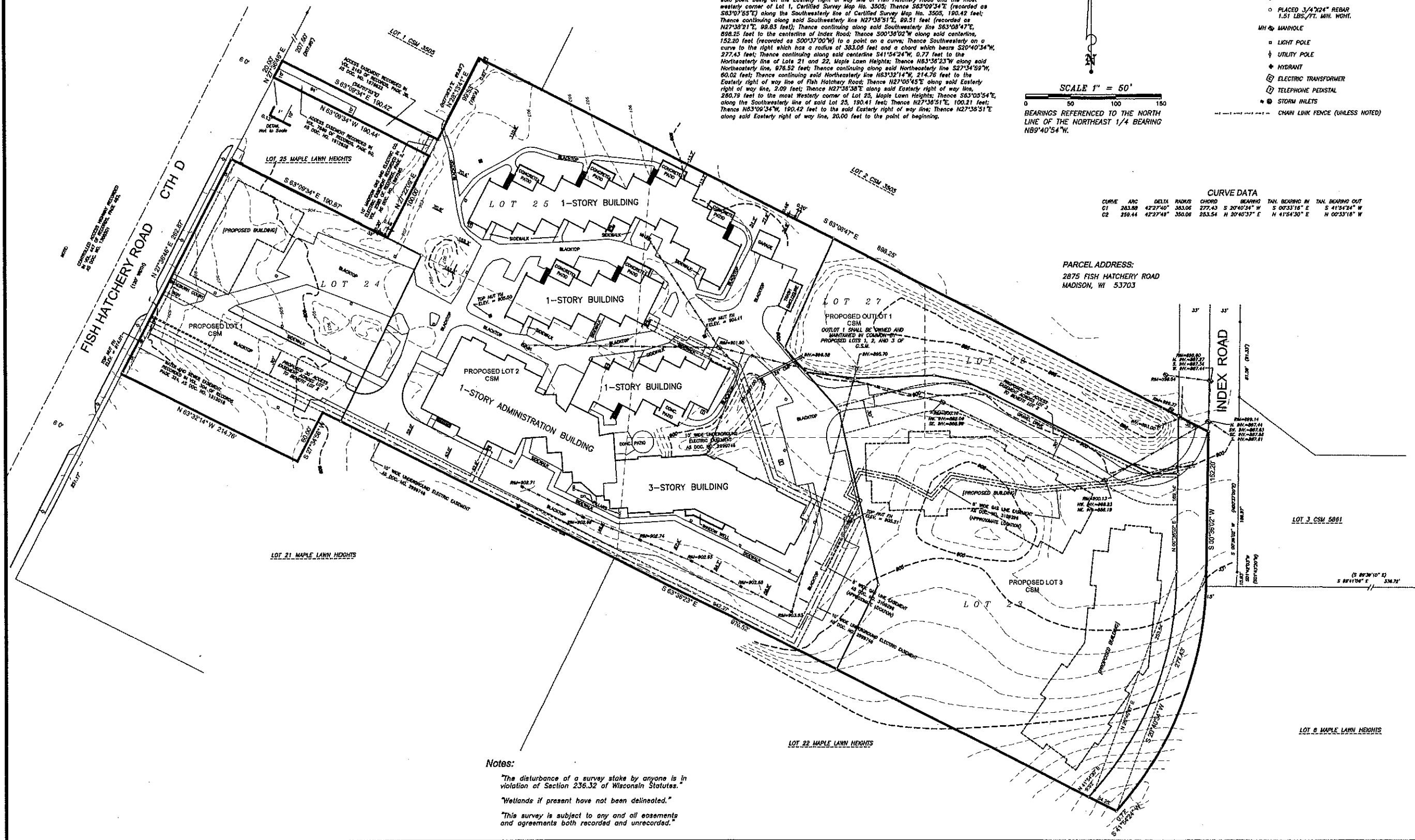
SCALE 1" = 50'
BEARINGS REFERENCED TO THE NORTH
LINE OF THE NORTHEAST 1/4 BEARING
N89°40'54"W.

LEGEND

- IRON STAKE FOUND
- PLACED 3/4"x24" REBAR
1.51 LBS./FT. MIN. WGT.
- MH • MANHOLE
- LIGHT POLE
- UTILITY POLE
- HYDRANT
- ⊠ ELECTRIC TRANSFORMER
- ⊠ TELEPHONE PEDISTAL
- STORM INLETS
- CHAIN LINK FENCE (UNLESS NOTED)

CURVE DATA									
CURVE	ARC	DELTA	RADIUS	CHORD	BEARING	TAN. BEARING IN	TAN. BEARING OUT		
C1	263.89	42°27'40"	363.08	277.43	S 20°40'34" W	S 00°33'18" E	S 41°54'24" W		
C2	259.44	42°27'48"	350.08	253.54	N 20°40'37" E	N 41°54'30" E	N 00°33'18" W		

PARCEL ADDRESS:
2875 FISH HATCHERY ROAD
MADISON, WI 53703



Notes:

- "The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes."
- "Wetlands if present have not been delineated."
- "This survey is subject to any and all easements and agreements both recorded and unrecorded."



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FAX (608) 837-1081

TOPOGRAPHY MAP

FEBRUARY 16, 2007

SURVEYED BY

CC

DRAWN BY

PFMC

CHECKED BY

MAP

APPR'D BY

D.V.B.

PREPARED FOR:

BILL CLEMENS
106 E. DOTY STREET
MADISON, WI 53703
575-8642

JOB NO.

070070_TOPO

SHEET

1 OF 2

FB271/19-24

AVALON SENIOR CAMPUS
2875 Fish Hatchery Road
Fitchburg, Wisconsin 53713

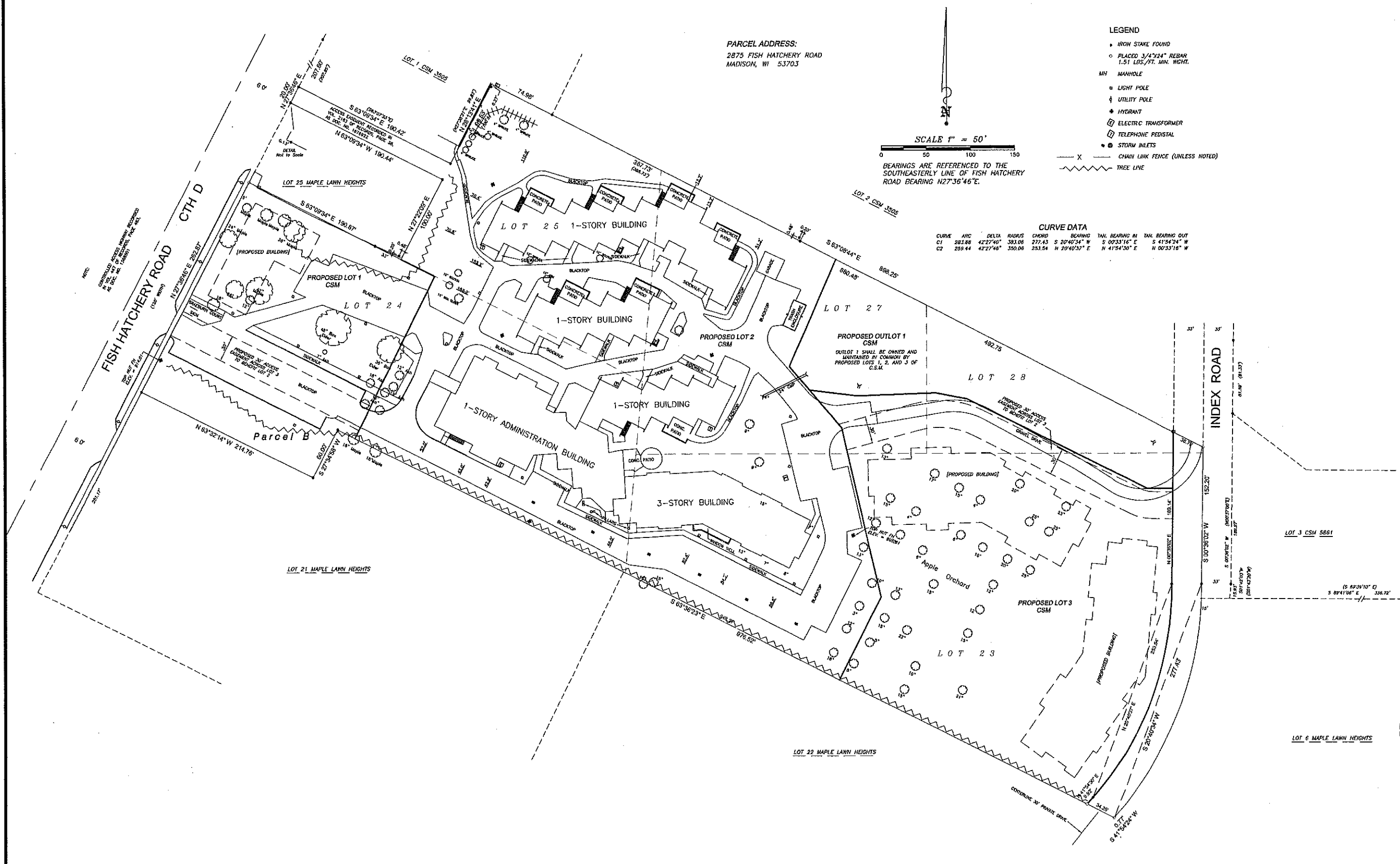


Tree Location Map

REVISIONS:

18Feb07 2007-09

2.9



PARCEL ADDRESS:
2875 FISH HATCHERY ROAD
MADISON, WI 53703

SCALE 1" = 50'
BEARINGS ARE REFERENCED TO THE
SOUTHEASTERLY LINE OF FISH HATCHERY
ROAD BEARING N27°36'46"E.

- LEGEND
- IRON STAKE FOUND
 - PLACED 3/4"x24" REBAR
1.51 LBS./FT. MIN. WGT.
 - MANHOLE
 - LIGHT POLE
 - UTILITY POLE
 - HYDRANT
 - ELECTRIC TRANSFORMER
 - TELEPHONE PEDISTAL
 - STORM INLETS
 - CHAIN LINK FENCE (UNLESS NOTED)
 - TREE LINE

CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD	BEARING	TAN. BEARING IN	TAN. BEARING OUT
C1	283.98	42°27'40"	303.06	277.43	S 41°54'24" W	S 41°54'24" W	N 00°33'18" W
C2	255.44	42°27'40"	350.00	253.54	S 20°40'32" E	N 41°54'30" E	N 00°33'18" W

 BIRRENKOTT SURVEYING INC. LAND SURVEYING & PERC TESTING P.O. BOX 237 1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590 (608) 837-7463 FAX (608) 837-1081	<h1 style="text-align: center;">TREE LOCATION MAP</h1> <p style="text-align: center;">FEBRUARY 16, 2007</p>		SURVEYED BY <u>CC</u> DRAWN BY <u>RLM</u> CHECKED BY <u>MAP</u> APPR'D BY <u>D.V.B.</u>	PREPARED FOR: BILL CLEMENS 106 E. DOTY STREET MADISON, WI 53703 575-8642	JOB NO. 070070_TREE_LOCATION SHEET <u>1</u> OF <u>2</u> FB271/19-24